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INDEX.

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VOL. II.

Laying out, &c., the new Capital of India (Delhi).

No. 1.

To F. G. DEMONTMORENCY, Esq.

Viceroy's Camp, Dehra Dun, August 1st, 1912.

[Private.]

DEAR DEMONTMORENCY,

I am much obliged to you for the note which you forwarded to Colonel Maxwell containing the arguments against retaining the main avenue proposed by the Delhi Committee. I have made a few alterations and additions and have sent home the note today. As soon as it is printed, you will receive copies.

I presume I shall get a copy of Lanchester's new lay-out before next week's mail?

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 1a.

FROM E. L. LUTYENS, Esq.

17, Queen Anne's Gate, Westminster, S. W.,

August 1st, 1912.

DEAR LORD HARDINGE,

I have not written to Your Excellency until I had had the opportunity of seeing some of the people interested in Delhi. This has taken time, as I have had to see many people over my own work here. Sir Richmond Ritchie I saw directly after my arrival home. He was most cordial and encouraging and was very pleased, I think, that you had entrusted Government House and its precincts to me. He did not discourage my hope to be able eventually to control more! I told him, as I tell everyone, how courteously we had

been received and how well treated by everyone and helped by those—"the admirables" attached to us.

I have asked for a room—office—in the India Office, where Captain Swinton, Mr. Brodie and myself can meet, talk and work.

This matter is being considered. I have seen Lord Crewe, Mr. Montagu, Sir W. Lee-Warner, Sir T. Holderness and Sir V. Chirol, &c.

I saw Lord Crewe on Monday. Captain Swinton having seen him before, left little for me to say in a general way, but he seemed pleased and interested in the sketches I made for you for the Viceregal Lodge and the Secretariat buildings, &c., but naturally perhaps he did not commit himself into ratifying the commission you gave me.

But everyone seems kind about it and take it for granted that I am to do this work, and I am pushing on the drawings and working hard at them, so as to bring them out with me in December—so in any event, I may not disappoint you and I may also prove the gratitude I feel towards Your Excellency for the compliment you have paid me.

I have suggested to Lord Crewe that, before your time is up, a body, somewhat after the lines of the Royal Commission of the 1851 Exhibition, should be formed to carry out the construction of the new city.

Your Excellency and Lord Crewe would be Commissioners, and such other names as may be desirable and advisable! So that you, as the initiator of the scheme, would have control of it for your life-time.

The great danger I fear is from the whole *personnel* of the Government here and in India changing in the course of a few years and new men with new ideas and points of view will create a confusion as great as was caused in St. Peters at Rome by a succession of Popes.

A Secretary young enough to outlive everybody so as to keep the traditions you start, alive and continuous.

Lord Crewe was wise about the question of cost, and said that sufficient money would be forthcoming, and no one could be tied by approximate estimates at this early stage.

Personally I realise the great importance of keeping the cost within every possible limit, and here again I will do my best to earn your good opinion. I am told, through one of those roads that meander about and may prove to have not sound bottom, that one of the reasons for a competition was this question of cost.

A competition does not in any way affect the ultimate cost, and a specified cost would undoubtedly affect the value of the competition.

The cost is determined by the ascertained requirements and the material, &c., and by the tenders received from contractors after the buildings, &c., have

been drawn out and designed. I say this, as I still have hopes that some friendly and selected men with myself will be appointed to carry out the various buildings under one comprehensive scheme, and so save the surprises and difficulties a competition may bring in its wake.

I went to Mr. Montagu's Budget dinner and dined again with him last night. The men I met were all naturally interested in Delhi; and the question of style was in no way a vexed one, when we came to discussing the essential requirements of the Delhi climate and the needs the new city will have to supply.

The bulk of opinion here is certainly in favour of the great classic tradition, and not for an invented adaptation of the impossible Mogul.

I am sending you some photographs—at Mr. Barratt's insistent instigation—of work I have done for various interests and parties. The British school at Rome is perhaps the most nearly suitable, but there are some vulgarities, like the coat-of-arms, &c., that Sir Isidore Spielmann insisted, willy-nilly, upon, and there is a porch "Papillon Hall" to show the effect of (an English) sun in classic work.

Put them in a drawer, cupboard, anywhere, and I can retrieve them in December. Mr. Montagu's reference to competitions in his speech, referred to the competition for the Bungalows, and was misreported in *The Times*, and no doubt elsewhere, and did not imply the public buildings.

I hope soon to be sending you some sketches and details of the planning, &c., of various parts of your Government House for your advice and consideration.

With due apology to Your Excellency for the length of this letter,

I am, yours sincerely,
(Sd.) EDWIN L. LUTYENS.

No. 2.

TO CAPTAIN G. S. C. SWINTON.

Viceroy's Camp, Dehra Dun, August 1st, 1912.

MY DEAR SWINTON,

I am writing from Dehra Dun, where I have just arrived after a short stay at Delhi, and I return to Simla on Sunday.

I enclose to you a note that I have written, which I hope your Committee will take into serious consideration. From a study of the ground and of what

our requirements will be, even allowing room for the expansion of Government buildings, &c., I am quite convinced that the lay-out scheme tentatively put forward by your Committee is on far too spacious a scale, and would only look well if we had five storied buildings like in the Champs Elysées, or Bombay. I am all in favour of broad streets and avenues ; but with a view to symmetry and proportion, I doubt whether any avenue ought to be broader than Whitehall by the Treasury Buildings, which to my mind give a fair representation of the height of what the Secretariats should be. I have given Lanchester a rough idea of what I think requires change, and I shall hope to be able to send you this by next mail.

I am quite decided that we cannot afford to expropriate the householders of Paharganj. This suburb comprises 290 acres of buildings, of which 126 acres belong to Government. The occupiers of Government land hold only short leases, and there will be no difficulty in ejecting them, but we should have trouble with the other house-owners. The suburb is also full of shrines and temples.

I hope my note will not be a severe shock to the Committee.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 3.

Extract from a letter from the Hon'ble Sir Harcourt Butler, K. C. S. I., C. I. E., Member of the Viceroy's Council, to His Excellency the Viceroy, dated the 1st August 1912.

I am very glad to hear that Your Excellency is satisfied that the buildings of temporary Delhi will be permanently useful. I confess that I have been sceptical about this and averse to the large expenditure involved.

As regards permanent new Delhi, I have not been over the ground and cannot offer an opinion worth having. On general grounds I would respectfully suggest that, if we contract the area, we shall be opposing the opinions of the three experts confirmed by Lanchester, and lay ourselves open to the criticism that we are providing for a ceremonial capital only. In my opinion we should lay out the main avenue with a view to large expansion in the future, however remote, placing the bare spaces for the time under parks and gardens. In India we must have space. We could not breathe with a Champs Elysées. If the right trees were planted—the Indian elm, the tamarind, the four great figs, the pipal, pakar, banyan and gular—I do not think that buildings with intervening lawns would look small. In any case, would it not be well to have something like the ring at Vienna—a tan ride down

the centre with smaller and more graceful trees, and two broad roads paved on both sides on either side of the central ride. Your Excellency did not suffer the inconvenience which we did at Delhi, when we were often held up for an hour owing to block of traffic due to narrowness of roads and wholly inadequate arrangements for parking motors and carriages. We are bound to have large assemblages, even though at long intervals, in the future, and I earnestly hope that the new Delhi will be laid out for the future. I make these observations for Your Excellency's consideration.

No. 4.

Viceroy to Governor-General, Australian Commonwealth, Australia.

Telegram, 3rd August 1912, 3-30 p. m.

Could you very kindly send me by post a copy or photograph of the town-plan of Canberra? I shall be grateful if you can do so.

No. 5.

TO THE RIGHT HON'BLE LORD STAMFORDHAM, P. C., G. C. V. O., &c., Private
Secretary to His Majesty the King-Emperor.

Viceregal Lodge, Simla, August 4th, 1912.

[Private.]

MY DEAR STAMFORDHAM,

Many thanks for two letters received today. I will bear in mind the alteration to be made in my speech about the stones at Delhi, if I decide in the end to speak about them. Everything is so absolutely quiet here at present that I do not wish to arouse any further controversy, which Calcutta would be only too pleased to take up, and my present feeling is that it may be better to let sleeping dogs lie. I may mention that I have had a very nice railing put round the stones, and when at Delhi a few days ago I gave orders that a canopy should be designed and put over them, in order to emphasise the value and importance that we attach to these stones. As they are practically within our compound, I will see that they are properly looked after.

I spent some strenuous days at Delhi at the beginning of last week, where it was very hot indeed. I wanted to see the temporary buildings that are being put up for next winter, and also to visit the site of the new city which was flagged out in accordance with the proposed town plan. I am glad I went, as there are some obvious changes that must be made in the scheme, and which, I think, will even be an improvement. It is my aim to lay out a town

that will be complete only in the future, and will always have room for expansion. We are working hard at plans and estimates, and when these have been made and approved, we will start at once on making roads and laying down the water and drainage system.

We are, I rejoice to say, having a splendid monsoon, and there is every reason to hope that the present prosperity will continue. Everybody is so far very quiet, and there is no agitation in progress. Long may it continue.

Have you seen the plans for the new Australian capital? They are very fine, and the official estimate is two million sterling.

Ever yours,

(Sd.) HARDINGE OF PENSHURST.

No. 5a.

FROM THE RIGHT HON'BLE LORD DENMAN, K. C. V. O., Governor-General,
Commonwealth of Australia.

Melbourne, August 5th, 1912.

MY LORD,

I have the honour to acknowledge the receipt of Your Excellency's cablegram of the 3rd instant, asking for the supply of a copy of the photograph of the town-plan of Canberra. I have forwarded Your Excellency's cablegram to the Commonwealth Government, for attention.

I have, &c.,

(Sd.) DENMAN.

No. 6.

To G. F. DEMONTMORENCY, Esq.

Viceregal Lodge, Simla, August 6th, 1912.

MY DEAR DEMONTMORENCY,

At His Excellency's direction, I send you two copies* of the Viceroy's note of the 31st July about alterations in the lay-out of the new Delhi.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

* Enclosed.

No. 6a.

FROM G. F. DEMONTMORENCY, Esq.

Delhi, August 6th, 1912.

MY DEAR SIR JAMES DUBOULAY,

The draft competitions for Secretariats have been altered again by Mr. Lanchester, and I now send them in their final form. The doubtful points are—

(a) *Secretariats to be selected.*—Possibly all the six blocks mentioned in Mr. Lanchester's fifth report could be offered for competition.

(b) *Accommodation and Cost.*—We could give this fairly complete, I hope, in a week's time.

(c) *Areas and Position of Sites.*—We could give plans showing areas and positions and levels of the site in Mr. Lanchester's second revised lay-out; but the utility of these depends on whether Mr. Lanchester's second revised lay-out is accepted.

(d) *Names of Assessors.*—Their selection would rest with His Excellency and the Government of India. Presumably they would be the Consulting Architect to the Government of India assisted by two English architects.

(e) *Appendix A. & B.*—Mr. Lanchester has the photographs and can get blocks made and reproduction arranged for in England.

In regard to question (c), from one point of view, it would appear that no competition could be begun until the lay-out had been approved finally by the Government of India and the site of each Secretariat fixed finally; but Mr. Ward informs me that, if the original competition was limited to 3 or 4 blocks of Secretariats, the successful designers would *in any case*, on winning the competition, have to set to and completely fair draw all their designs again for building purposes; and if by then the shape of the site and the frontage length had been altered, the successful designer could adapt his design anew to the altered conditions in the process of making the fair drawing in detail.

In a word the preliminary design submitted for competition stands rather for a test of ability to design accommodation suited to what we require, and need not necessarily result in a plan of a building, which can be erected, or designed, straight away. If Mr. Ward's view is correct, there is nothing to prevent the conditions issuing after departmental check and three blocks of Secretariats forming the subject of competition at once.

I have not yet sent this case through the Home Department to be dealt with departmentally in the Public Works Department owing to these doubts. May I do so now with a note to the above effect?

May I also send a copy of this third report of Mr. Lanchester's to the Committee? As it has been in the crucible, they have not yet had a copy of it.

Will you kindly let me know what His Excellency wishes about these two points?

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 7.

FROM THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India,
Public Works Dept.

Simla, August 8th, 1912.

DEAR SIR JAMES,

His Excellency asked for the information supplied in the enclosed list.
Will you kindly submit it?

Yours sincerely,

(Sd.) M. NETHERSOLE.

[ENCLOSURE TO THE ABOVE LETTER.]

The advertisements inviting Architects and others residing in India to submit competitive designs for residences to be erected at Delhi were inserted in the following important English and Vernacular newspapers to appear three times weekly for one month in the case of daily papers, in four issues of weekly papers, and one issue of the monthly paper :—

BENGAL.

Bengalee.

Amrita Bazar Patrika.

Englishman.

Statesman.

Indian Engineering.

**Indian and Eastern Engineer.*

* Advertisement is now being sent to this paper (monthly) for a single insertion.

(Sd.) P. H.,—7-8-12.

MADRAS.

Madras Times.
Madras Mail.
Hindu.

BOMBAY.

Times of India.
Jam-e-Jamshed.

UNITED PROVINCES.

The Pioneer.
The Leader.

PUNJAB.

Civil and Military Gazette.
Tribune.

The letter to the Managers asking for the insertion of the advertisement issued on 27th July 1912.

2. Foreign Department was asked unofficially, on the 27th July 1912, to have the advertisement inserted in one or two leading English or Vernacular newspapers in each Native State. That Department has taken the necessary action, and the following Political Officers have been addressed. The letter to these officers issued on 30th July 1912—

The Resident at Hyderabad.
 The Resident in Mysore.
 Agent to the Governor-General in Central India, Indore.
 Agent to the Governor-General in Rajputana.
 Agent to the Governor-General in Baluchistan.
 The Resident at Baroda.
 The Resident in Nepal.
 The Resident in Kashmir.

(Sd.) M. NETHERSOLE.

No. 7a.

FROM E. L. LUTYENS, Esq.

17, Queen Anne's Gate, Westminster, S. W.,
 August 9th, 1912.

MY DEAR LORD HARDINGE,

Very many thanks for Your Excellency's letter of the 18th of July, wherein you give a copy of Lord Crewe's letter and your reply on the question of my building Government House.

I have had privately satisfactory interviews with Mr. Montagu—but Lord Crewe has said nothing definite to me, either way, but he knows, I think, that I am proceeding with the plans for your Government House.

We all three—Captain Swinton, Brodie and myself—went today to the India Office and discussed with Lord Crewe Lanchester's plan and report. Lord Crewe is going to telegraph to you the result of our conference, especially as regards those two other roads, asking you to get the estimates for these two roads as on our plan, but not to start work on them until after our final and considered plan has been presented and approved.

It is impossible to lay down, at this stage, with any degree of certainty, any line other than the main axis, until the levels, contours and other factors influencing such roads have been determined.

The question of a possible reservoir being necessary on Raisena (which Lanchester's plan seems to obliterate) may materially affect the planning of this part.

Generally with regard to Mr. Lanchester's plan. The Safdar Jang seems over-emphasised, and the dome of Government House left in the cold. In the report accompanying it the eye-sight and alternative lines on our rough plan were confused with definite road lines. I thought I had explained them to Lanchester when with him in Delhi.

I pointed out to Lord Crewe the view from his window in the India Office, to the Duke of York's Column, which was a pleasant one—to keep open, but not a necessary one to construct a roadway along!

Lanchester's plan extends rather far west and out on to the man-worn ground, and not so good for irrigation and drainage as is the land south-west by south of the Viceregal Lodge, which is higher and better. We were aware of the shrine in the middle of the main avenue. I was led by a Rai Sahib Hindu body, that, as it is not dedicated to "Siva" (?), it would be a possible one to move, if necessary!

I hope you will not adopt any suggestion made by Mr. Lanchester until we have presented our plan; we will of course consider the suggestions put forward by Mr. Lanchester, but Mr. Brodie had a good deal of practical criticisms to make on it, of which you will hear later, either in definite criticism or in the scheme we are to present.

The improvements to old Delhi, about which Mr. Lanchester spoke to Captain Swinton and myself, we generally approved without committing ourselves or Brodie.

The Railway station would prove a very expensive affair raised above the level of the road.

The river front we are considering, and the bathing ghât might be bettered in position.

The ground levels west of the Juma Musjid would require considerable alteration and be costly, with the cost of other and essential facts to face, in making the old city sanitary.

The destruction of a large area of old Delhi, though comparatively cheap as compared to other parts, would be costly, and much more so than cutting roads through the more valuable parts, which may in any case prove to be necessary.

I was much struck with the appearance of the Juma Musjid seen angle-wise, and a covered gate in the city wall at the end of our main avenue would mask the awkwardness you criticise, but we have not determined this road to be essential at present.

I am writing this without the help of my two colleagues, so if Your Excellency would treat it as private, I should be grateful, but I wish to tell you all that passed, as far as I know.

Captain Swinton will no doubt write on behalf of our committee later on when the plans get further forward.

It is slow working three together; we have now got a very good room at the India Office, so we shall get forward faster, and Brodie has only just received from India the data he required respecting water.

I am also preparing for you sketches of the city, as you asked me to, so that you could visualise it; would you like a bird's eye-view as well?

I feel rather nervous with a sketch I saw of a Neo Classic building with Hindu insertions!

The weather here is very cold, but I am busy enough, thanks to Delhi, to keep me warm.

Yours very sincerely,

(Sd.) EDWIN L. LUTYENS.

No. 8.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Simla, August 10th, 1912.

MY DEAR WHEELER,

His Excellency desires me to send you the enclosed copies of two notes by him, dated 16th and 31st July, regarding Delhi for Members of Council and Home Department.

Yours sincerely,

(Sd.) J. H. DuBOULAY,

No. 9.

Secretary of State to Viceroy.

Telegram P., 10th August 1912, 5-55 p. m. (Recd. 11th, 5 a. m).

Private. Paragraph 8 of your note of 17th July. New Delhi. I have discussed Lanchester's with the Committee. They explain that their lay-out of road, *f g* and *d e*, was rough and provisional, and until they can go over the ground again, they do not recommend that construction should begin. They have some objections to Lanchester's alternate routes, which seem to me weighty. I understand that Committee's and Lanchester's road would all fall within the pink area marked for early acquisition if you propose to acquire the whole of that area. Cannot the actual lay-out of the two roads stand over till December without inconvenience of construction? Estimates might meantime be prepared. Committee consider construction of main avenue outside old town, about which there is no discussion, might proceed at once.

The Committee will carefully consider the other points in your note. Until their return I doubt whether final decision on them is possible.

No. 10.

Viceroy to Secretary of State.

Telegram, P., No. 175, 11th August 1912, 9-45 p. m.

Private. New Delhi. Your private telegram of August 10th.

My recent visit to Delhi has convinced me of the absolute necessity of modifying the proposed lay-out of the Delhi Committee. The suburb of Paharganj, through which the main avenue was to pass, holds 35,000 inhabitants and would, it is computed, cost at least 27 lakhs to acquire, to say nothing of the cost of transplanting. This puts this avenue as the principal avenue of the new city quite out of the question, and I think it will now be necessary to turn the axis of the new plan towards the Delhi Gate or Indrapath with the same site for Government House as the pivot. I came to this conclusion when on the actual site, and from what I could see the lay-out can be equally good. In accordance with my instructions Lanchester has prepared a plan on above lines, and I have sent two of our best engineers to Delhi to report upon it. I sent both you and Committee full explanations by mail on July 30th, and I hope by next mail to send the new plan by Lanchester on the lines laid down by me.

No. 11.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 12th August 1912, 12-25 p. m. (Recd. 13th, 6-30 a. m.)

Your despatch No. 14, dated 4th July. New Delhi. I approve of site selected by Committee.

No. 12.

FROM THE HON'BLE COLONEL B. HOLLOWAY, Offg. Secy. to the Govt. of India,
Army Dept.

Simla, August 12th, 1912.

MY DEAR MAXWELL,

I enclose a statement giving the approximate cost of constructing the sets of lines referred to in your letter of 10th instant.

The statement has been prepared in communication with the Military Works Branch.

Yours sincerely,

(Sd.) B. HOLLOWAY.

Statement showing the Approximate Cost of constructing a set of Lines, an Officers' Mess and Officers' Quarters, at an ordinary Station.

	Public buildings.	Lines.	Officers' mess.	Officers' quarters.	Total.	REMARKS.
	Rs.		Rs.	Rs.	Rs.	
British Cavalry ...	9,00,000		33,000	2,28,000	11,61,000	
Royal Horse Artillery	3,75,000		15,000	53,000	4,43,000	
British Infantry ...	12,12,000		33,000	2,28,000	14,73,000	
Indian Cavalry ..	(a) 20,000	3,00,000	20,000	1,19,000	4,59,000	(a) Excludes hospital ac- commodation.
Indian Infantry ...	(a) 20,000	1,85,000	20,000	1,19,000	3,44,000	Do.

The statement excludes the cost of the acquisition of land, water-supply, roads, drains, ranges, parade and recreation grounds and barrack furniture. It only provides for the number of officers' quarters allowed* by regulations, but this number may have to be exceeded, should it be impossible for officers to rent private bungalows in the vicinity of the lines of their units.

B. HOLLOWAY,—12-8-12.

* I am asking for information on this point,—F. A. MAXWELL.

No. 13.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,
Home Dept.

Viceregal Lodge, Simla, August 12th, 1912.

MY DEAR WHEELER,

I am desired by His Excellency to send you a copy of a note by Sir R. Craddock on the administration of the Delhi enclave, and to ask you to please have it circulated among the Hon'ble Members.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Note on the administration of the Delhi enclave by Sir R. Craddock.

No. 14.

FROM G. F. DEMONTMORENCY, Esq.

Delhi, August 12th, 1912.

MY DEAR SIR JAMES DuBOULAY,

Does His Excellency wish a copy of his note of 31st July 1912, with a copy of Mr. Lanchester's second revised lay-out and fifth report sent home by this mail to the Committee?

Will you kindly let me know? I hope to get away from here tomorrow and be in Holcombe on Wednesday. Hailey writes by this mail that he sails from Trieste on August 10th, and that he will see Captain Swinton in London between the 3rd and 8th of August.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 15.

TO G. F. DEMONTMORENCY, Esq.

Viceregal Lodge, Simla, August 13th, 1912.

MY DEAR DEMONTMORENCY,

No. His Excellency does not want copy of his note of 31st July 1912, and Lanchester's second revised lay-out and fifth report sent home this mail.

He wants to see you personally about some of the points you raised in your letter of 6th about competitions; so would you telephone to let me know when you have arrived?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

NOTE BY HIS EXCELLENCY THE VICEROY.

In accordance with my instructions, Mr. Lanchester has prepared a new plan of the lay-out of the city of new Delhi as stated in my note of the 31st July.

According to this scheme, the main avenue would proceed from Government House, towards the Delhi Gate, and meet in that neighbourhood the proposed processional route from the railway station passing in front of the Juma Masjid, which would thus penetrate into the heart of the new city and be flanked by half the city on each side. The plan contemplates the grouping of the Secretariats in close proximity to each other and to Government House, without any undue extension of their areas in order to cover frontages of avenues or streets. The scheme comprises three principal roads, *viz.*, a road with a vista of Juma Masjid, a road to Indrapath, and the main avenue described above. These avenues, with two subsidiary ones towards Safdar Jang and Humayoun's tomb, open up Government House to all parts of the city, while the central processional route nearly bisects the Imperial City, instead of passing along one side of it, as proposed in previous plans, thus making the official group the real focus of the new city scheme.

The altered orientation of Government House improves its aspect and its gardens, while rendering possible more direct and convenient routes to the military cantonment.

The provision of a number of avenues radiating from Government House affords a group of six sites for Government offices, which could be quite advantageously distributed upon them, while providing ample room for future extension, if necessary.

To the east of the proposed sites for Secretariats are four blocks, one of which is occupied by Raisena Hill, and another by a group of temples. These and the two remaining blocks could be treated as park areas for the present.

Mr. Lanchester has specified the widths of roads and avenues that appear to him to be demanded on æsthetic and practical grounds, the three principal avenues being 240 feet in width. I propose to revert to this question later.

While, in view of the obligatory modification of the proposed main avenue through Paharganj as laid out in the tentative scheme of the Delhi Committee, an orientation of the main lines of the lay-out has become necessary, I do not feel sure that the scheme devised by Mr. Lanchester meets all the requirements of taste and convenience. While the position of the Secretariats in the scheme of the Delhi Committee would have been too extended, that proposed by Mr. Lanchester appears to be somewhat too compressed, and it seems

questionable whether they should all be facing Government House, thus giving undue publicity to everything taking place in front of the house. Moreover, Indrapath would be masked by Raisena Hill, and from the point of view of traffic circulation, the contraction of an avenue from 240 ft. to 100ft., when passing through a cutting in the hill, is obviously undesirable and would constitute a serious drawback.

A further criticism that I would venture to make on Mr. Lanchester's lay-out is that there are too many curves in the roads and streets. These become as monotonous when repeated too often as a series of perfectly straight roads. The main features of his scheme, *viz.*, the orientation of Government House and the main avenue of the city appears to be good, as well as the idea underlying the direction of the two other principal avenues, although that leading to Indrapath fails to meet the desired requirements.

Mr. Lanchester having left for England immediately after completing his plans, I asked Mr. Nethersole, Secretary of the Department of Public Works, and Mr. Goument, Chief Engineer of the United Provinces, both of them being very able and distinguished officers, to proceed to Delhi and to report to me upon Mr. Lanchester's scheme, of which I gave them a copy, as well as a copy of the tentative lay-out of the Delhi Committee. I enclose herewith copy of a joint note that I have received from them, together with the outline of a plan in which they indicate their view as to the position that Government House should occupy. This plan can best be understood by placing the tracing on the 4-inch map of Delhi.

The visit of these two Engineer Officers to Delhi has elicited a new fact, which becomes a very important factor in the consideration of the site of Government House, upon which so much depends in the perspective of the new city. Hitherto the only serious objection to building Government House on the top of the ridge, and in such a commanding position as to be seen from all sides, has been that the soil was stony, and that the heat would radiate from the stones and rocks. A further objection was that vegetation would not prosper. According to the opinion of Mr. Nethersole and Mr. Goument, the difficulty of the rocky soil can be overcome at a very moderate cost by covering all the ground required for gardens and lawns with three feet of soil, and by planting trees and shrubs in the soil pockets and natural depressions, which are sufficient in number to make a successful treatment of the site. There would be no difficulty in having a plentiful supply of water, and, with this, little difficulty should be experienced in getting trees and shrubs to grow. I may mention that there are a large number of trees growing on the ridge near the civil lines to the north of Delhi in the midst of rocks without water and without any additional soil. Before however advocating the examination of this site by the Delhi Committee, I propose to send within the next few days an experienced Forest officer to inspect this site and to report to me whether

the afforestation of the ridge by the transfer of artificial soil and by the planting of pockets can be effected. If this should prove feasible, I venture to think that the scheme of placing Government House in this unique and commanding position should be very carefully considered. It presents unique advantages for the exercise of an architect's skill, and should be the most prominent feature of the new city. The views to be obtained from Government House would at the same time be remarkable, and such as could not be seen elsewhere.

In the scheme put forward by the Delhi Committee, it was proposed that the main avenue of the new city should be 480 feet wide. In my previous note of July 31st I have given my reasons for considering an avenue of this breadth flanked by houses of two or, in a few cases, of three stories too wide. I have since made further enquiries, and I find that the width of the Champs Elysées in Paris varies from 230 to 260 feet; the breadth of Unter den Linden in Berlin is 193 feet, and of the Ringstrasse in Vienna is 188½ feet. In all these cases the streets are flanked by houses of four, five and six stories. The Royal Commission on London Traffic recommended a standard for London of 140 feet in main avenues, and of 100 feet in first class arterial streets. A similar Commission in Germany recommended for Leipzig, Frankfurt and Hanover 118 feet for main avenues, and 85 feet for first class arterial streets.

Mr. Lanchester, in his lay-out, has proposed 250 feet for main avenues and 80 feet for first class arterial streets. I venture to think that these widths are too great, and would entail enormous expense in up-keep, watering, &c. If inefficiently maintained, they would only promote dust. In my opinion, and in view of ordinary houses in India not being more than 50 feet or 60 feet in height, no avenue should be more than 200 feet in width, and minor streets from 80 feet to 40 feet according to the places to and from which they lead. It is impossible to plant the fronts of all the compounds and to have avenues of trees in all the streets. Therefore it is desirable to prevent the streets from becoming dusty deserts.

14-8-12.

HARDINGE OF PENSHURST.

No. 17.

JOINT NOTE BY MR. M. NETHERSOLE, OFFICIATING SECRETARY TO THE GOVERNMENT OF INDIA, PUBLIC WORKS DEPARTMENT, AND MR. C. E. V. GOUMENT, C. S. I., CHIEF ENGINEER, BUILDINGS AND ROADS BRANCH, UNITED PROVINCES, ON THE PROPOSED LAY-OUT OF NEW DELHI.

Having inspected the lay-out for new Delhi suggested by Mr. Lanchester, we are of opinion that the site for Viceregal Lodge urgently requires further consideration.

Our objections to the site at present selected are that it lies too low to give it either sufficient command of the surrounding country or the dominating position it should have in relation to the new city.

It is shut in on the north-west, west, and south-west by the Main Ridge and is bordered on the east by the Raisena Hill. While a fair, though not good, view of the leading features of the interesting historical surroundings would be obtained from the upper floor, the view from the grounds would be extremely limited and give a depressing sense of confinement.

The chief reasons for its selection appear to have been : firstly, and chiefly, its position at the S.-W. extremity of the central avenue to the Juma Masjid, which dominated the first lay-out; and, secondly, the soil. The first and chief of these reasons has disappeared with the abandonment of the main avenue owing to the grave financial and administrative objections which were found to attach to the displacement of the important suburb of Paharpur affecting, as it would, a population of no less than 30,000 souls at a cost of nearly Rs. 30 lakhs, and to further similar objections applicable to its projected course within the city walls.

Mr. Lanchester's lay-out, while avoiding these cogent objections, retained the site for Viceregal Lodge already discussed.

The accompanying tracing adapts the general lay-out as proposed by Mr. Lanchester to a site for Viceregal Lodge on the Ridge, which we consider infinitely preferable. It commands and dominates the whole city; it has fine views of each and all the important features of historic interest and affords a much better aspect to Viceregal Lodge itself. Moreover, being at the summit of undulating ground, the site lends itself much more readily to artistic treatment by terracing, and with artificial water, than the depressed valley of the lower site. Its one point of inferiority lies in the soil.

This we consider can be artificially improved at reasonable cost and with irrigation, which is an essential factor for the successful treatment of any site whatever. We believe the site already contains sufficient soil pockets in the natural depressions to admit, with reasonable artificial aid, of "park" aboriculture; while the nala to the west of the Ridge could be wholly afforested, if desired. As for the immediate surroundings of Viceregal Lodge itself, it would be possible to carry soil to cover garden and lawn area at the rate of Rs. 500 per acre per foot of depths, thus, for example, to cover, say, 30 acres with, say, 3 feet of soil would cost but £3,000. We suggest that these points as to possible afforestation and artificial soil improvement should be examined by a selected Forest officer, who will be able to say if we are correct. If we are, we believe that there can be no doubt as to the urgency of moving the site at present selected to a more commanding position.

DELHI.

FIFTH REPORT OF MR. H. V. LANCHESTER.

The studies made in regard to the arrangement of the Secretariats and further information received in respect of the general requirements, and the financial aspects of the Imperial City scheme, have led me to the conclusion that a very drastic remodelling of the entire plan is desirable.

In the preparation of this revised plan the following points have been kept in view :—(1) An obvious and organic relationship between Government House, as a central focal point, and the whole area occupied by the new city, and also with the important ancient monuments which surround it. (2) A fine ceremonial route from the proposed station near the Salim Garh Bastion to Government House, passing the Fort, the Juma Masjid and other striking buildings. (3) The grouping of the Secretariats in convenient relationships to each other and to Government House. (4) A scheme affording a simple and comprehensible means of allocating various parts of the city to the four main sections of the community that it is designed to accommodate.

In all these respects the previous plans have been only partially successful, mainly on account of the undue importance that has been given to the line connecting Government House with the Juma Masjid. Undoubtedly, looking from the very suitable site chosen for Government House, the Juma Masjid strikes one as the most picturesque group of buildings in view; and had there been no other factors in the problem, this line might well have formed the central axis of the scheme.

As the case stands, however, this line is unsuitable in precluding all possibility of securing the advantages cited under heads 1, 2, 3 and 4, so that its desirability is outweighed by its defects. In the accompanying plan the view is retained, as terminating one of three avenues of equal size substituted for the single gigantic avenue of the original scheme. These avenues, with two subsidiary ones, open up Government House to all parts of the Imperial City, and make it the dominating feature in a far more effective way than has hitherto been the case, while the central processional route nearly bisects the Imperial City, instead of passing along one side of it, as proposed in the previous plans, making the official group the real focus of the new city scheme.

At the same time the altered orientation of Government House improves its aspect and its garden, while rendering possible more direct and convenient routes to the military cantonment.

The provision of a number of avenues radiating from Government House affords a group of six sites suitable for Secretariats.

Numbering these sites from south to north, I would suggest that the Secretariats should be placed on them as follows :—

Site.	Area in square feet.	Secretariat.	Nett floor areas required in square feet.
1	1,400,000	Military (Camps)	79,000
2	800,000	Commerce and Industry	70,000
		Railways	30,000
		Public Works	17,000
		Revenue and Agriculture	21,000
		Total ...	138,000
3	800,000	Home and Legislative (front)	40,000
		Post Office and Telegraph (back)	69,000
		Total ...	109,000
4	800,000	Foreign (front)	37,000
		Photo and Litho (back)	80,000
		Total ...	117,000
5	800,000	Surveyor-General (front)	74,000
		Mathematical Instrument (back)	41,000
		Total ...	115,000
6	500,000	Finance	53,000
		Education	19,000
		Total ...	72,000

From this table it will be seen that the sites provide ample room for future extension, while my estimate of the size of those buildings now proposed to be

erected satisfies me that they can be made to fill the frontages towards Government House and the main avenues without necessitating an extravagantly extended plan.

To the east of the Secretariat sites are four blocks, one of which is occupied by Raisena Hill, and another by a group of temples. I suggest that the remaining two should be reserved in case good sites are wanted in the future for important buildings in proximity to the Government offices. All four blocks should be treated as park areas for the present.

The alignment of the roads generally has been carefully considered with regard to their effect, to the provision of sites suited to the various classes of buildings, and to economy in grading and construction. I have specified the widths that appear to me to be demanded on æsthetic and practical grounds; and while no doubt modifications will suggest themselves in points of detail, I think the plan submitted herewith could be accepted as determining the general lines of the proposed Imperial City.

No. 19.

To THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Simla, August 14th, 1912.

MY DEAR NETHERSOLE,

The accompanying copy of a note by His Excellency, together with the plan attached, was handed to me by the Military Secretary, who was in attendance on the Viceroy when he recently visited Delhi. As it embodies certain orders given direct by the Viceroy to Colonel Cole, I send the papers to you for record in your office. If by any chance you already have a copy, you might send these papers back for my records.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURES.]

- (1) Notes by Lord Hardinge, dated the 29th July 1912, *re* buildings in temporary capital.
- (2) Delhi Durbar, with His Excellency the Viceroy's remarks.

No. 20.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, August 15th, 1912.

[Private.]

MY DEAR SWINTON,

I am enclosing to you a note that I have written on the lay-out plan which Lanchester drew up in accordance with my instructions. As Lanchester left immediately after the preparation of his plan, I sent two of the best Engineers I could find to Delhi to investigate the scheme. As you will see from my note, they have introduced a new factor in the possible afforestation of the Ridge. I regard this as such an important factor that I consider that the whole question of the site of Government House will have to be reconsidered, if afforestation is proved to be possible. According to the figures that they have given me, it would not be impossible from a financial point of view. I am sending down a very able Forest officer to Delhi to give me his opinion upon this question, and I will let you know the result as soon as he has reported.

All these doubts and questions naturally hang up our work, and the commencement of roads is for the moment out of the question until we know where they should lead to and from. In the meantime, as soon as the estimates have been passed, we shall proceed with the acquisition of the land, but I am wondering whether Mr. Brodie could not indicate to us where the reservoir on the Ridge will have to be constructed, so that we could at least make a commencement in that direction as soon as our estimates have been passed. I shall also endeavour to push on the preparations for the construction of the lines in the military cantonment, since their lay-out does not depend at all upon the site of Government House.

I showed your letter of the 15th of July to Wynne, and he has taken note of it, and promises to do all in his power to meet your views. I had already decided upon the absolute necessity of at least three stations for the city of Delhi, *viz.*, old town station, cantonment station, and new city station to the south of the new city, as well as commercial station on the outskirts of old Delhi. I do not think there will be any difficulty about this. The only thing we shall have to be careful about is to prevent the railways coming so close to the new city as to spoil its amenities.

The two Engineers that I have sent down to Delhi were enthusiastic over the facilities for drainage, &c., on the site, but they both thought that the site selected for the race course is indicated as the site of a future sullage farm. I presume, however, that Brodie has his own ideas as to where the future sullage farm will be.

I have felt no scruples in putting all these views and ideas before you and your Committee, in view of the fact that your lay-out plan was described by yourselves as tentative. Of course I regret any delay, as I am most anxious to push everything forward as quickly as possible. But nevertheless I feel that it is better to thoroughly thresh out every question rather than to commit a mistake by too much haste, which would be irreparable in the future.

Yours sincerely,

(Sd.) HARDINGE OF PENSURST.

No. 21.

FROM MAJOR H. F. COOKE, Assistant Secy. to the Govt. of India, Army Dept.

Simla, August 15th, 1912.

DEAR MAXWELL,

Reference yours of the 13th instant in regard to the number of officers' quarters allowed for units.

From the information on attached, you will see that Government do not undertake to build quarters for the full peace complement of British officers in a unit—*e. g.*, for a British Cavalry Regiment only twenty quarters (married and single) are allowed, whereas its peace complement is 27 officers. Other units are similarly treated with the exception of Artillery, for whom the full number is provided for special reasons.

The regulation number of quarters is held to be sufficient to accommodate the number of officers who will be present with a unit during the seven summer months (the leave season) when several are away, whereas during the five winter months it is contemplated that those for whom there are no Government quarters will be accommodated in tents, or perhaps in privately owned houses or hotels. The number for whom Government provide quarters is further complicated by the varying numbers of married and single officers in a unit.

The passage in the foot-note to the statement of cost in regard to the possibility of more quarters being required was only added in view of the fact that conditions at new Delhi, to which it is understood your enquiries refer, *might* have to be treated as special in the event of no privately owned houses or hotels being available in the neighbourhood, or for other reasons.

In the circumstances, coupled with the fact that the number of British officers, in Indian units at all events, may be undergoing a change in the near future, it is not thought that much importance need be attached to the passage at this stage. Should extra accommodation be found necessary for special reasons, but not to the extent of providing quarters for the full peace complement of officers, as it at present stands, the cost is not likely to be increased by more than about Rs. 50,000 in each case. This sum, however, can only be regarded as a very rough figure, and is insignificant when the large additional expenditure necessary on water-supply, roads, &c., is taken into account.

The figures furnished represent only the cost of the buildings required to house officers and men, and excludes all necessary garrison buildings, such as theatres, hospitals for British troops, &c.

Yours sincerely,
(Sd.) H. F. COOKE.

[ENCLOSURE.]

Number of Officers' Quarters provided for Units in accordance with Regulations.

M.—Married. S.—Single.

	Lt.-Col.	Major. M. S.		Captains. S.	Lieuts. S.	Junior married officers (Capts. & Lieuts.)
British Cavalry Regiment ...	1	2	1	3	8	5
R. H. A. Battery ...	...	1	...	...	3	1
British Infantry Battalion ...	1	2	1	3	8	5
Indian Cavalry Regiment ...	1	1	...	2	2	2
Indian Infantry Battalion ...	1	1	...	2	2	2

Whereas the peace establishment of the above units is—

British Cavalry Regiment ...	...	27 officers.
Royal Horse Artillery Battery ...	...	5 „
British Infantry Battalion ...	...	28 „
Indian Cavalry Regiment ...	...	15 „ including medical officer.
Indian Infantry Battalion ...	...	15 „ ditto.

No. 22.

FROM THE HON'BLE MR. C. E. V. GOUMENT, Secy. to the Govt. of the United Provinces of Agra and Oudh, Public Works Department, Buildings, Roads and Railway Branches.

Camp, August 15th, 1912.

MY DEAR NETHERSOLE,

After you left Delhi I walked over the Ridge with Ward and Parker from the Idgah to Talkatorah. At a place called Jhandi Wala between these two points there is a splendid grove of trees on the Ridge where it is very rocky. We noticed large neem, banyan and peepul trees growing here and doing very well. There was also a very healthy field of Indian corn. This would go to show that, with some preparation, it should be possible to make a garden or a park at most places on the Ridge.

We also noticed on our way to Talkatorah that there were many acres of flat open ground on the Ridge between Jhandi Wala and the point above Talkatorah, where we stood and viewed the country on both sides. If we had ridden a hundred yards further along the Ridge towards Delhi, we would have seen this good ground the day we visited the place with Sir Robert Carlyle. We also saw across the small shallow valley on the north side of the Ridge above Talkatorah a very large stretch of flat hillside almost free from stone, which could be converted into a good park, if required.

Yours sincerely,

(Sd.) C. E. V. GOUMENT.

No. 23.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secretary to the Government of India, Home Department.

Viceregal Lodge, Simla, August 16th, 1912.

MY DEAR WHEELER,

I am desired to send you two copies of a note by His Excellency dealing with Mr. Lanchester's 5th Report and Mr. Nethersole's report.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

Two copies of His Excellency's note, dated the 14th August 1912.
Two copies of Mr. Nethersole's report, dated the 14th August 1912.

No. 23a.

To G. F. DEMONTMORENCY, Esq.

Viceregal Lodge, Simla, August 16th, 1912.

DEAR DEMONTMORENCY,

I am desired to send you, for record in your office, three copies of a note by His Excellency the Viceroy on Mr. Lanchester's new plan of the lay-out of the city of new Delhi.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

Three copies of note by His Excellency, dated the 14th August 1912.

Three copies of Mr. Nethersole's report, dated the 14th August 1912.

No. 24.

To THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Simla, August 17th, 1912.

MY DEAR WHEELER,

Now that we have received Major Beadon's report on land acquisition, and that the site for new Delhi has received the approval of the Secretary of State, there should be no delay in sending home estimates for the acquisition of Blocks A, B, C and E, and in asking authority to proceed with their acquisition, announcing that further estimates of other works will be forwarded as soon as possible. The acquisition of Paharganj is of course excluded. As there is still some doubt as to the future lay-out of the new city, I am anxious to push on with the Cantonments, the positions of the new lines being easily settled, but this cannot be done until Block A has been acquired—consequently I want sanction obtained as soon as possible. Block D must be treated as a separate transaction.

Please concert a despatch with the Finance Department accordingly.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

P. S.—I note that the immediate out-lay would be just under 31 lakhs returning nearly two per cent.

No. 24a.

FROM THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India, Public Works Dept.

Simla, August 17th, 1912.

D.-o. No. 74-G.

DEAR SIR JAMES,

In acknowledging the receipt of your demi-official of the 14th instant, I return, with thanks, the copy of His Excellency the Viceroy's note recording certain instructions which he gave to Colonel Cole during his recent visit to Delhi, together with the Coronation Durbar map (1911). We have kept a copy of the note and have had the roads, &c., transferred to our maps for record in this office.

Yours,

(Sd.) M. NETHERSOLE.

[ENCLOSURE TO THE ABOVE LETTER.]

I inspected the Temporary Works at Delhi yesterday morning and record the following instructions given to Colonel Cole, the Director :—

(1) The treatment of the frontal portions of the Secretariat appears to be generally satisfactory, and Mr. Thomas's original design should be adhered to with the slight modifications that he has proposed.

(2) The roads which are to be adequately lighted and properly maintained, are shown in blue on the accompanying Durbar map; those to be maintained, swept and watered, but not lighted, are shown in red, and some existing roads now in good repair, which can be kept up, but which need not be swept and watered, are marked with a dotted red line.

(3) It will be necessary either to lease or acquire the area between the polo-grounds and the power station, which was formerly occupied by the Foreign and other camps and also the area of the Burma Camp and the Military Dairy.

(4) Designs and estimates should be prepared for replacing the Throne Dais and canopy at the Amphitheatre at a cost not exceeding half a lakh.

(5) The road at the back of the Circuit House should be widened to fifty feet, the compound wall and the existing gates being thrown back, and the approaches improved on the lines which I have approved.

(6) A suitable temporary canopy should be erected over the foundation stones laid by Their Imperial Majesties.

DELHI,

29th July 1912.

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(Sd.) HARDINGE OF PENSHURST.

NOTE BY P. H. CLUTTERBUCK, Esq., CONSERVATOR OF FORESTS, DATED
DELHI, THE 18TH AUGUST 1912.

(a) I have inspected the Ridge from Idgah to Malcha. The afforestation of it is decidedly possible, the difficulty or otherwise of the work being in proportion to the water available. The rock and soil are quite favourable for growing most of the best trees of the Upper India plains. Fencing would be a necessity in order to ensure good results. The seeds would have to be sown *in situ*, and the seedlings would have to be watered by hand for one season. The water could be conveyed by water carts to the nearest points on roads and forest rides which would necessarily be constructed.

There is an area of, roughly, 4,000 acres which might conveniently be formed into a reserved forest, and the expenditure of afforestation would then be chargeable to *Forests*. The expenditure would not be unproductive, as when afforestation is complete, the area could be worked and an income obtained. In addition the sale of grass would yield a good sum annually as soon as the area was closed.

It would add greatly to the interest if the whole area were formed into a deer-park; *sambhar chital*, *khakar*, &c., would do well there and various kinds of game birds could be introduced. If this suggestion is approved of, trees which yield fruits, which deer feed on, would be included in the species to be sown, and it would be best for a deer fence to be put up in the first place. The deer would of course have to be excluded from plots under afforestation until the young trees were out of their reach.

The afforestation could be done slowly without regular irrigation—a small quantity of water would be necessary for watering the seedlings in their first season; and if there is water to spare in the hot weather, when the Government of India move to Simla, it could be utilised to accelerate the growth of the trees in the parts near Government House grounds. The rate of growth of trees on the Ridge will be in direct proportion to the amount of water given to them. With unlimited water, the afforestation of the Ridge with good trees would be comparatively easy.

(b) I inspected the site of Government House proposed by Messrs. Nethersole and Goument. If an area of about 40 acres is levelled or terraced and covered with 3 feet of earth, very good gardens, grounds and park, could be made. With irrigation all the best trees and shrubs would grow there readily, that is to say, the kinds usually grown in the gardens of Upper India. It would be advisable in places where it is desired to grow really big trees—in avenues or groups—for deeper excavation of the rock to be made so as to give

six or eight feet of soil in order to hasten the growth of the trees. If the plan of the grounds is decided beforehand, this will involve no great difficulty or expense.

(c) The closure of the Ridge to grazing will result in a certain amount of natural growth, but without introducing trees and shrubs it would take a great number of years before it looked green, because the grass dries up in the winter. If trees and shrubs are to be introduced, it will be no more expensive to put out good kinds than poor ones, such as most drought-resisting plants are. There would be no necessity for the latter, as under (a) above it has been explained that the area can be afforested.

(d) For the afforestation work almost all the usual species found in the drier parts of the sub-Himalayan forests of the United Provinces would be suitable, but care should be taken to have a preponderance of ever-green species, so that the Ridge would look green in the winter when deciduous trees are generally bare. A list is attached giving the names of species which would probably be suitable.

As to the best trees for avenues and grounds, a list will be submitted shortly in a separate case—Revenue and Agricultural Department File, No. 238/12.

LIST OF TREES SUITABLE FOR AFFORESTATION OF DELHI RIDGE.

*1	Acacia arabica ...	Babul ...	Ever-green.
2	„ Catechu ...	Khair ...	Ditto.
*3	„ leucophloea ...	Reru ...	Ditto.
4	Aegle Marmelos ...	Bael ...	Ditto.
5	Ailanthus excelsa ...	Arua.	
*6	Albizzia Lebbeck ...	Siris.	
7	„ Odoratissima ...	Siris.	
*8	„ Procera ..	Safed Siris.	
9	„ Stipulata ...	Kala Siris.	
10	Alstonia Scholaris ...	Chatium ...	Ever green
*11	Anogeissus latifolia ...	Bakli.	
*12	Azadirachta indica .	Nim ...	Ever-green
13	Banhinia malabarica...	Amli.	
*14	„ purpurea ...	Kolar.	
15	„ racemosa ...	Jhinjeri.	
16	„ retusa ...	Semla.	
*17	„ variegata ...	Kachnar.	
18	Bombax malabaricum	Semal.	
*19	Boswellia serrata ...	Salai.	
*20	Butea frondosa ...	Dhak.	
21	Carissa spinarum ...	Garna ...	Ever-green.

Species marked * are specially suitable.

*22	Cassia fistula	...	...	...	Amaltas.	
*23	Cordia Myxa	...	...	...	Lasora.	
*24	Crataeva religiosa	...	...	...	Barna.	
25	Dendrocalamus strictus	...	...	...	Bamboo.	
*26	Diospyros Embryopteris	...	...	...	Gab	Ever-green.
*27	" Melanoxylon	...	...	...	Tendu.	
28	Ehretia acuminata	...	...	...	Anjan.	
29	" laevis	...	...	...	Chamrand.	
*30	Ficus bengalensis	...	...	...	Bargad	Ever-green.
31	" glomerata	...	...	...	Gular.	
*32	" infectoria	...	...	...	Pakar	Ever-green.
*33	" religiosa	...	...	...	Pipal	Ditto.
34	" retusa	...	...	...	Usba	Ditto.
35	Garuga pinnata	...	...	...	Kharpur.	
*36	Gmelina arborea	...	...	...	Gambar.	
*37	Grewia asiatica	...	...	...	Phalsa.	
*38	Hardwickia binata	...	...	...	Anjan.	
*39	Holoptelea integrifolia	...	...	...	Kanju.	
40	Kydia calycina	...	...	...	Patha.	
41	Lagerstroemia parviflora	...	...	...	Dhauri.	
*42	Mallotus philippinensis	...	...	...	Rohni.	
43	Melia Azedarach	...	...	...	Bakain.	
*44	Mimusops Blengi	...	...	...	Mulsari	Ever-green.
45	Moringa pterygosperma	...	...	...	Sainjna.	
*46	Murraya exotica	...	...	...	Marchula	Ever-green.
47	" konigii	...	...	...	Gandela.	
48	Odina Wodier	...	...	...	Jigna.	
49	Oroxylum indicum	...	...	...	Pharri.	
*50	Ougeinia dalbergioides	...	...	...	Sandan.	
*51	Phyllanthus Emblica	...	...	...	Aonla.	
*52	Pistacia intergerrima	...	...	...	Kakkar.	
53	Pithecolobium dulce	...	...	...	Wilayati Kikar...	Ever-green.
*54	Polyalthia longiflora	...	...	...	Asok	Ditto.
*55	Prosopis spicigera	...	...	...	Jhand	Ditto.
56	Pterospermum acerifolium	...	...	...	Muchkan	Ditto.
*57	Putranjiva Ruxburghii	...	...	...	Jiapatra	Ditto.
58	Salvadora oleoides	...	...	...	Van	Ditto.
59	Schleichera trijuga	...	...	...	Kusam.	
60	Sterculia villosa	...	...	...	Udar.	
61	Stereospermum suaveolens	...	...	...	Padal.	
62	Streblus asper	...	...	...	Sahora.	
*63	Tamarindus indica	...	...	...	Imli	Ever-green.
64	Tecoma undulata	...	...	...	Lahura.	
65	Woodfordia floribunda	...	...	...	Dhawi.	
66	Wrightia tomentosa	...	...	...	Dudhi.	

SPECIAL FOR DEER.

67	Bassia latifolia ...	...	...	Mohwa.
68	Buchanania latifolia ...	...	...	Piar.
69	Spondias mangifera ...	...	...	Ambera.
70	Terminalia belerica ...	...	...	Bahera.
71	„ Chebula ...	...	...	Hurra.
*72	Zizyphus Jujuba ...	...	...	Ber.

Species marked * are specially suitable.

No. 26.

To E. L. LUTYENS, Esq., 17, Queen Anne's Gate, Westminster, S. W.

Viceregal Lodge, Simla, August 19th, 1912.

[Private.]

MY DEAR LUTYENS,

I am very much obliged to you for your interesting letter of 1st August.

I am glad that you have seen a good many people and have talked to them about Delhi. I have also been to Delhi and I hope that I have not shocked you and your colleagues in my views upon what I saw and upon the decision to which I had to arrive on account of the great expense of expropriating Paharganj.

The whole question of the lay-out wants reconsideration. I have at the present moment the most capable Forest officer I could find examining the question of the afforestation of the Ridge above Talkatora. If it is possible to plant the Ridge at moderate expense, which most Forest experts here consider feasible, it is perfectly obvious to me that the only site for Government House is on the Ridge above Talkatora, commanding the most lovely views over the city of Delhi and over the whole of the plain, both east and west. Can you not imagine how splendid a white Government House with red tiles and a gilt dome would look in such a commanding position, dominating the whole of the country round, while the slope from the situation of Government House down to the plain would be covered with terraces and fountains like a miniature Versailles? Moreover there would be opportunities on the Ridge for artificial water treatment which might add enormously to the beauties of the grounds of Government House. All this is an entirely new factor in the scheme, as, frankly, it had never occurred to me or to anybody else that I have met here, that under any circumstances it would be possible to plant the Ridge by laying a certain thickness of soil on the top of it, while without the soil the radiation

of heat from the stones would make such a site quite out of the question. The two engineers, whom I sent to Delhi, maintain that it would be possible to cover a hundred acres with three feet of soil for the amount of £10,000. This would be ample, and even more than enough, to start with, since the covering with soil of the rest of the park could be done gradually later on, while, as a matter of fact, part of what would be the park is already covered with good alluvial soil. If the report of the Forest officer is satisfactory, I think there can be no possible doubt whatever that Government House must be placed on the Ridge and the rest of the town must be laid out accordingly with that change of site.

I am still in hopes of getting Lord Crewe's assent to your doing Government House, but I have no hesitation in declaring my absolute opinion that the buildings for the Secretariat and public offices must have an Indian *motif*. It would be a very grave political blunder, and in my opinion an absurdity, to place a purely Western town amidst the Eastern surroundings and in the plain of Delhi. Opinion in this country is very strong on the subject, and it cannot be ignored. It is all very well to say that the bulk of opinion in England is in favour of the great classic tradition, but it is not public opinion in England that is concerned, but public opinion in India. What I personally should like to see would be buildings of a bold and plain character with an Oriental adaptation. You may call it bastard or what you like, but the only other alternatives are pure Indian or pure Western, and both of these I would deprecate.

It is a mistake to think that the question of cost comes into the question of competition at all. We are in favour here of competition so as not to close the door to Indians and to give them a chance of doing something for their own capital. In my opinion there is not the very faintest chance that any Indian would be able to design a suitable building for a Secretariat, but that is no reason for not giving them a chance which will, I am sure, be greatly appreciated, and there is not the slightest difficulty in ruling out fantastic designs put forward by them. Indian opinion has to be consulted and taken into consideration. The new capital at the present moment enjoys popularity in India, but that popularity would very soon disappear if it were discovered that India was to have nothing to say to its construction beyond paying for it.

I hope that Mr. Brodie is pushing on with his plans for irrigation and water-supply. Although the lay-out plan may be postponed for some time yet, still, in view of the adoption of the site, it seems to me that there are certain works connected with water-supply and irrigation that could be conveniently commenced without further delay. I am especially anxious to push on the building of the cantonments as soon as we have been able to acquire the land; but it will not be of much use to push them on until there is a water-supply connected with them.

The circular announcing the competition for the bungalows was issued about a month ago. I have not heard whether many applications have yet arrived at the Public Works Department for details. I shall not be in the least surprised if there are very few Indian applications.

We are all very fit and flourishing and have had an excellent monsoon. We are getting rather bored with the amount of rain that we have had; it has almost been in excess. In six weeks' time we hope to go to Kashmir.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 27.

To G. F. DEMONTMORENCY, Esq.

Viceregal Lodge, Simla, August 19th/20th, 1912.

MY DEAR DEMONTMORENCY,

I am to return you these papers, and the Viceroy would be glad if you would get the doubtful questions dealt with departmentally as soon as possible.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

Mr. Lanchester's third report and notes about competition for designs of Secretariats.

No. 28.

NOTES BY MR. T. R. J. WARD ON SOME INFORMATION COLLECTED BY THE HON'BLE MR. GOUMENT ON THE SUITABILITY OF THE RIDGE FOR PARKS AND ORNAMENTAL GARDENS IN THE IMPERIAL CITY.

SITE FOR GOVERNMENT HOUSE, DELHI.

1. Malfak and Jhabbar Khan, Mewats of Rikabganj, were met by Mr. Goument on the Ridge at the quarry at point T; in reply to questions they said that the soil of the Ridge is splendid, much better than that at Rikabganj; that the stones are easily got out by clearing around them and using a crowbar; that it is not necessary to bring soil from a distance, i. e., there is ample under and about the stones; they instanced the garden at the Hindu shrine at Jhandiwala, which they recollect to have been a desolate spot some 10 or 15 years ago, and which is now green with trees of many kinds, including bor, pipal, &c., and crops are also grown. They said irrigation and so forth was not necessary, only that grazing should be

prevented. They pointed to the part of the Ridge round the Mutiny Memorial as an example of what can be done by excluding grazing; even though the warders were venial and used until recently to make an illicit income, yet the hill was well clothed with trees as could be seen from the place where we stood. Recently the conservation of the area of the historic Ridge has been more strictly enforced and quarrying is forbidden. They said that no special measures had been taken to grow trees among the stones other than these.

2. They spoke of the climate of the Ridge in the rains in ecstasies, and instanced the absence of flies which worry man and beast at this season. In the hot weather, they granted, trees would be needful to make it tolerable. Jhandiwala, they said, was made a pleasant place by shop-keepers who deserted the city at times of plague and sickness; no one got ill at Jhandiwala.

3. The quarry at point T is in a depression, having a large depth of soil formed from decayed rock; the quarry, Malfak said, was one for bajri, on which the Municipality charged a royalty; it was now worked out. I suppose that means that they have dug out all the disintegrated material at this site.

4. At the shrine of Khuda Nooma, near Bhola Bhatthiara, is a bor tree about 15 feet high. At the Jhandiwala shrine there are many big bor, pipals, koah, as well as the usual kikar, nim and jand that grow freely on the Ridge. In the sections exposed at the quarries seen on the walk from the Idgah to Thalkatora the depth of soil at places amounted to 6 feet. The roots of a tree exposed at the gate of Jhandiwala by quarrying went down the joints between the big rocks some 10 feet or more.

5. There is no doubt that conservation and arboreal skill would produce a fine growth of trees on the Ridge, so that in some 10 or 15 years it would be very attractive. There is great scope for good landscape gardening. Mr. Goument said the strongest argument against putting a residence on the Ridge that he could think of was that it should be a people's park. Since the Secretariats are not to be on the avenue, it is open to discuss this as a site for a race course; with an Amphitheatre for Durbars formed on the Ridge. Mr. Goument was evidently very doubtful whether the sewage from the existing city could be dealt with if the sewage farm was removed to make room for a race course. This point will need further elaboration on the spot; Mr. Lanchester felt convinced that the gradients could be arranged to carry the sewage on beyond Indarpat.

6. The view towards Delhi and the river from the flat on the Ridge at the word "Quarries", a half mile to the west of Kulali Bagh, is very fine, and perhaps the best to be had. It is at a nice distance. The view to the north gives an excellent impression of the Mutiny Memorial, which seen from here reminds me of the view of Harrow Church from Cooper's Hill; the south end of the historic Ridge on which the memorial stands as seen from here looks well covered by trees. The Kala Pahar of course shuts out a large extent of horizon and the view to the south is very much blocked by the higher parts of the Ridge on which the G. T. S. beacon is fixed.

7. The site proposed by Messrs. Goument and Nethersole brings the north-west cupola of the Thalkatora garden in line with Humayun's tomb, where it cuts the 815' contour; from here the high Ridge around the G. T. S. Station cuts off a large extent of horizon, so does the Kala Pahar, but a glimpse of the water above the embankment at Shadipur is seen, so also are the gardens and factories of Delhi, but the Mutiny Memorial view is somewhat obscured.

8. Mr. Goument's idea was, I gathered, to put the house here and extend the park to include all the earth filled flats up to the word "Quarries" and also to take in the valley down which the ravine goes, which is excellent soil.

T. R. J. WARD.

1. Since writing the note above I have been over the Ridge, with Mr. Clutterbuck, who pointed out that, as the goats had prevented any trees from starting, not only must sowings be made but the seedlings must be watered during May and June for two or three years until they have had a good start.

2. Another point that came out in this inspection was that the trees grown on the Ridge would effectually cut out the extensive views on which Mr. Nethersole and Mr. Goument laid so much stress.

3. If Government House is put on the Ridge (I am strongly opposed to this), the site at the G. T. S. Station called Thalkatora (the highest point) is a much better site for a house.

4. It will not be seen from the plain from any point between the Raisina hill and the toe of the Ridge; this may be considered by some to be a disadvantage. It will have much the same view to the Juma Musjid as the one under discussion, it will have an extensive view towards the cantonment and the Kutab. It has more chance of getting the breeze being on the highest point. There are more earth filled valleys in its vicinity and less naked rock than at the lower site; it therefore offers more opportunities to the landscape artist; on the other hand, pumping will be more expensive and the site may be needed for a reservoir. Messrs. Clutterbuck and Parker, discussing irrigation, noticed that, when the Government leaves for Simla, pipe-supply will be available for watering seedlings during May and June, the only months that it is essential to irrigate hardy trees.

5. I still think the Ridge is not advisable for buildings from the point of view of first cost, future up-keep, and that such buildings are not likely to show off to advantage in that position, nor will those living there have the most beautiful views that can be got of the existing city and the mausoleums of former cities.

6. On a well chosen site on the plains, not only can fine vistas of great artistic merit be provided from the house and its grounds, but the Ridge will be available for all to enjoy; and, under skilled treatment, views can be provided that are more suitable to give æsthetic pleasure to those riding and driving than to those on the terraces, lawns or balconies of a fine house in the same situation.

7. Personally I would prefer to design with Government House and all buildings placed below and so arranged as to not only get fine views of what exists, but also to give a favourable impression from the drives and parks that should be arranged on the Ridge. From the point of view of climate I doubt if there is any balance of advantage to either site; and it is certain that in the hot dry months the air on the Ridge will be drier than on the plains; while in the winter it will be keener; it will depend on individual predilection whether this is an advantage or not.

8. Personally I think that the majority of people will prefer the lower site from the point of view of climate as well as of beauty. I notice a strong taste among most for green luxuriance in their surroundings and mildness in climate and a dislike to extremes. These can be secured with more certainty and at less expense on the plain than on the Ridge.

T. R. J. WARD,—17-8-12,

Engineer Officer.

1. His Excellency will be interested to see these notes of Mr. Ward's.

2. Of course the question whether it is possible to put Government House on the Ridge at all, must depend on Mr. Clutterbuck's report on possibilities of afforestation and making a garden on the Ridge. The site selected by Mr. Nethersole and Mr. Goument on the Ridge

should not, however, I venture to submit, be considered the best site available on the Ridge for Government House. If Mr. Clutterbuck's report is in favour of the possibilities of the Ridge generally, I think the Ridge *generally* must in this case be examined, and as good a site as possible be secured. I doubt whether the site suggested by Messrs. Goument and Nethersole is the best site possible on the Ridge.

M. NETHERSOLE.

3. My reasons for expressing the doubt are as follows :—

(a) If Government House is placed on the Ridge, it may as well dominate both sites. In the case of the site suggested by Mr. Nethersole, Government House would see and be seen by the new Imperial city in places ; but the high point to its south-west shuts off the whole of the Naraiana plain, and Government House would neither see nor be seen by those living in cantonments.

(b) If Government House is placed on the Ridge, it should have the best view of all possible features and of the plains on both sides of the Ridge. In the position suggested it will have the views which I have shown in red ink on the accompanying map. Towards the river and the Imperial city site, it will admittedly have magnificent views of the Juma Musjid, Jantar Mantar, Indarpat, Humayun's tomb, the Lodi tombs and Safdar Jang's Mausoleum ; but what has it on the other side ? Due north it looks out in no less than 5 points, which I have marked on the map, on smoky factory chimneys. This is the manufacturing part of Delhi, where factories already exist and to which we should like to confine new factories when they spring up. It also overlooks in this direction the city extensions. North-north-west a parallel Ridge and the outlying outcrops of considerable eminence, known as the *Kala Pahar*, block the view. North-west the parallel Ridge blocks the view of part of the Khaupur Raya plain. Due west and west-south-west the high Ridge culminating in the 865' point blocks all view of the Naraiana and Palam plain.

(c) The site is too near to the extensions of the city. The Committee, Major Beadon, Mr. Ward and I all think Mr. Lanchester's extension scheme, of which I have marked the limits on the map, an excellent one and well suited to the needs of Delhi. There is no other place where the city could extend with equal appositeness for all needs. I believe the Hon'ble Member is also of opinion that the locality is favourable for this object. With Government House on the suggested site, however, we should have to restrict the extensions, which would be a great pity.

(d) The site is very exposed to the north-west wind. This is the prevailing winter wind. The Gazetteer says—"The cold weather is much like that of the Punjab, and there is a bleak north-west wind which makes the temperature seem lower than it actually is."

4. If a site on the top of the Ridge is to be taken, in my opinion, some site nearer to *Malcha*, would be more suitable. I have indicated a site on the map and shown in blue the views which would be obtained from it. I hold no brief for the site which I suggest. I only wish to point out that such a site would get all the views of the Juma Musjid, Jantar Mantar, Indarpat, Humayun's tomb, the Lodi tombs, and Safdar Jang's Mausoleum which the other site has. It is 25' higher than the other site. On the north and north-west it would be protected from the bleak north-west wind of the cold weather by the high Ridge with the 865' point. The same high Ridge effectually shuts out the unpleasant view of the smoky chimneys and

separates it from the extensions of the city. To the west and south-west, limitless views of the Naraiana and Palam plains, with Naraiana standing boldly out on its isolated rock, can be obtained. Government House in some such position would dominate both sites and see cantonments and be seen from cantonments as well as from the Imperial city.

I therefore think that, if a site on the Ridge is to be adopted at all, the Committee might be asked to try to secure the best site available, bearing these suggestions in mind, and that they should not of necessity be tied to the site near the 800' contour above Thalkatora garden.

G. F. deMONTMORENCY,—20-8-12.

I think Public Works Department should see before these notes go to His Excellency.

H. WHEELER,—20-8-12.

Public Works Department.

I took these notes with our file on the same subject to His Excellency this morning. After perusal His Excellency asked that they might be printed and copies supplied to him in time for despatch by next mail, *i. e.*, of the 31st from Bombay.

M. NETHERSOLE,—21-8-12.

Hon'ble Member for information before return to Home Department.

M. NETHERSOLE,—21-8-12.

I think the question of the exact site to be fixed requires further consideration after the experts come out.

R. W. C[ARLYLE],—22-8-12.

Home Department.

These notes may be printed urgently and copies supplied to the Private Secretary to the Viceroy for His Excellency's use and also to Mr. deMontmorency.

C. C. S.,—22-8-12.

Yes; Hon'ble Member should also see on return.

H. WHEELER,—22-8-12.

No. 29.

TO THE HON'BLE SIR JOHN HEWETT, G.C.S.I., C.I.E., Lieut.-Governor of the United Provinces of Agra and Oudh.

Viceregal Lodge, Simla, August 22nd, 1912.

MY DEAR HEWETT,

As you probably know, it is not the custom, for some reason or other, for the Government of India to express thanks for services rendered by its

officials, but I would be grateful to you if you would kindly convey to Mr. Goument and Mr. Clutterbuck my personal thanks for the advice that they have given us during the last few days in connection with the site and afforestation of new Delhi. Their assistance has been of the greatest use to us.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 30.

To CAPTAIN G. S. C. SWINTON, 2, Hyde Park Street, London, W.

Viceregal Lodge, Simla, August 22nd, 1912.

MY DEAR SWINTON,

I enclose to you herewith, for the information of the Delhi Committee, a report by Clutterbuck,* the most distinguished Forest officer that we have in Northern India, on the subject of the possibility of afforestation of the Ridge at Delhi. You will see that he maintains that there is no difficulty at all about it. This removes the two great obstacles which I always felt to the idea of the Government House site being on the Ridge, *viz*, the radiation of heat from the stones and the difficulty of getting trees and verdure to grow. I think now that the whole question of the site of Government House should be reconsidered. To me personally, the site of Government House on the top of the Ridge, with a magnificent view over Delhi and over the whole of the plain, both east and west, presents very great attractions. Further, I can picture to myself the approach to Government House from the plain below with terraces and gardens and fountains along the hillside that should be a reproduction in miniature of Versailles and its gardens. Such a position for Government House would appeal greatly to the Indians, who would be able to point to it from miles away as the residence of the Lord Saheb. While being seen from the whole town below, it would command the town and the plains beyond. I do not suppose that your Committee will be able to come to any decision until you come out here in December, and I consequently will be able to do nothing for the next few months towards pushing on the creation of the new city. It is disappointing to me that there should be this delay, but the question at issue is of such supreme importance that no consideration, personal or otherwise, should weigh in the balance to provoke a hasty decision.

From pictures that I have seen of the growth of trees at Lyallpur, I gather that in eight years' time we should be able to grow trees of at least 40 feet high. I think that in any case, as soon as we have acquired the

* See No. 25.

ground, we might, as suggested by Clutterbuck, enclose the Ridge with a fence so as to prevent goats and sheep grazing there. This would be a preparation for making a start in planting the area, possibly a year hence.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 30a.

FROM CAPTAIN G. S. C. SWINTON.

2, *Hyde Park Street, London, W.*,
August 22nd, 1912.

DEAR LORD HARDINGE,

I was going to write to you anyway this mail, but the letter which I have just received from you makes what I was then going to discuss, roads, &c., quite unnecessary.

You end up "I hope that my note will not be a severe shock to the Committee".

Well, I cannot deny that it will, at any rate to Lutyens and Brodie, though I myself am not quite so much surprised. I was always afraid of Paharganj, and I always had a feeling that we *might* get a better effect by fronting Government Home towards the river; and that we were asking for trouble by going so near into the city, onto more costly land with more houses to demolish and more shrines to avoid.

But Your Excellency will remember that, when we arrived in Simla, you decreed that Paharganj was to go, and that the new city was to come within a thousand yards of the old city wall. That ruled out my objections and we went on accordingly.

We shall now of course reconsider the whole situation under the new conditions, and you will forgive me for not today going fully into them.

I have telegraphed to Lutyens and Brodie, asking them to meet me in London on Sunday, when we shall, I understand, receive a second letter from you, accompanied by a plan giving your ideas of the changes you consider to be necessary.

When we have talked it all over, I shall be able to write to you by next mail.

It will of course keep things back a bit, and under the circumstances it might make it advisable for us, or certainly for me, to come out earlier than was intended.

I understand that the architectural question is still quite unsettled.

Later. I have managed to get hold of both Lutyens and Brodie for Sunday, and I go south to meet them tomorrow night. It was impossible for me to discuss matters with them in time to catch this mail.

Hoping that Your Excellency and Lady Hardinge are both well,

I am, &c.,

(Sd.) G. S. C. SWINTON.

No. 31.

Secretary of State to Viceroy.

Telegram P., 23rd August 1912, 12-15 p. m. (Recd. 24th, 5 a. m.)

Private. New Delhi. Your private telegram of the 11th instant. Lanchester's new plan, with report of your Engineers, will be carefully considered by Town-planning Committee. Please let me have complete documents as soon as possible. When is Lanchester likely to arrive in England?

No. 32.

FROM G. F. DEMONTMORENCY, Esq.

Simla, August 23rd, 1912.

MY DEAR SIR JAMES DUBOULAY,

I send a 12"=1 mile plan of Mr. Lanchester's second revised lay-out, with a note showing how all the areas, which we require, would fit in in detail into this lay-out, and the principles on which it has been attempted to group them. The same idea would apply, *mutatis mutandis*, to any lay-out. I think the Members of Council should see the plan and say how far they think the arrangements suitable or unsuitable.

Criticism, thus elicited, would be very useful to the Committee in enabling them to cater for what the Government of India want; and, if I may say so, I think the circulation of the plan might be of service in affording the Members an opportunity of thinking over what they do require. Until some

such tentative arrangement is before them, it is difficult for them to visualise things, and destructive criticism of some tentative plan of this kind will lead to a constructive result.

What I venture to suggest is that I may send the note to the Home Department, adding that His Excellency has seen the plan and wishes the Members of Council to see it.

I understand His Excellency has a Council meeting tomorrow, so he probably does not wish to see me. I have no particular business except the discussion of this plan. Perhaps he would see me on Monday about the plan.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 33.

Viceroy to Secretary of State.

Telegram P., No. 188, 24th August 1912, 4-30 p. m.

Private. Your private telegram of 23rd instant. New Delhi.

I sent by mail on the 15th and 22nd instant to Captain Swinton all the papers, with Mr. Lanchester's plan and the reports of the civil engineers and forest officer. I have sent to you copies of them all except of Mr. Lanchester's plan, as I had only one spare copy of the latter paper.

From the papers that I have sent to you and the Committee, you will recognise that the whole question of the site of Government House requires reconsideration. There are obvious advantages in favour of placing Government House on the Ridge, or at least on the slope of the Ridge. The question is one which cannot in my opinion be definitely solved until the experts return in December. But I think that it would be a good thing if they would in the meantime consider an alternative lay-out plan on the basis of the site of Government House being on the Ridge, or three-quarters up the Ridge on the slope near the Talkatora garden.

Mr. Lanchester is due to arrive in London on the 24th August.

No. 34.

FROM G. F. DEMONTMORENCY, Esq.

Simla, August 25th, 1912.

MY DEAR SIR JAMES DUBOULAY,

Hailey writes this mail—"I reach Karachi on the 29th and shall come straight up to Delhi."

Does His Excellency wish him to come straight up to Simla or to break journey at Delhi?

If His Excellency would like him to come up to Simla direct, I will send him word to that effect. If however there is no objection to his breaking journey at Delhi, I will go down to Delhi and meet him and show him over the site.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 35.

To E. L. LUTYENS, Esq.

Viceregal Lodge, Simla, August 27th, 1912.

[Private.]

MY DEAR LUTYENS,

Very many thanks for your letter of August 9th.

I have also received a parcel of photographs of your creations. The two that I like best are those of the Circular Court at Papillon Hall and the British School at Rome.

I have been studying the latter, and my conviction is that it could be most successfully orientalised, provided that it were assimilated to an unornate style of architecture. The Italian decorations would require removal, the shapes of the windows would require modification and simplification. It would be quite easy to give that design a truly Pathan cachet. My belief is that the Pathan style of architecture, with its rectangular or hexagonal columns, its breadth of treatment with big walls, buttresses, flat domes and few windows, would lend itself to a composition with Italian architecture that would inspire beauty, solidity and originality. It is far purer than Mogul architecture, which suffered from the admixture of the Hindu style, which is far too ornate. I wish you would study this question, for herein, I believe, lies the solution of the style of architecture of the new city. I am told that there are some very good specimens of Pathan architecture at Mandu in Indore, and I am going there in, November on purpose to see them.

I see that Lord Crewe made recently a speech on town-planning, in which speaking of new Delhi, he said that the new city "must not be hostile in appearance or in spirit to the Mahommedan ideals of the past". This is exactly my view, and I am glad that he has given his official "imprimatur" to it.

You will have seen the notes and letters that I have written to Swinton on the subject of the site of Government House. I have been thinking about it a good deal; and although I am unable to give a definite opinion until I have revisited the spot, I rather think that, if it is decided to place Government House on the Ridge, it would probably look best if it were just at the top of the slope, provided a level space could be found for gardens at the back. I shall know all this long before you return, as I shall be at Delhi at the beginning of November and of December. If you are going on with your plan, I recommend you to make also plans for a lay-out with the idea of Government House being in some position on the Ridge. I think it is more than likely that that will be the position that will be finally accepted. I write to you all this privately, as I am not writing to Swinton. I have not heard from him except from Bombay as to possible railway developments in the distant future. I am not bothering about "Old Delhi" schemes at present. They will come later.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 36.

Secretary of State to Viceroy.

Telegram P., 28th August 1912, 12-45 p. m. (Recd. 29th, 5 a. m.)

**Private.* New Delhi. Please refer to your private telegram of the 24th August. Its contents have been communicated to the committee. As requested, they will consider an alternative lay-out plan as soon as papers arrive, with a view to the final settlement of the question in December next.

No. 37.

FROM G. F. DEMONTMORENCY, Esq.

Simla, August 28th, 1912.

MY DEAR SIR JAMES DUBOULAY,

I am off tomorrow by the 3 p. m. train to Delhi to meet Hailey. When I am there, I shall explain to him the history of the case generally. May I in this connection show* him Volume I and Volume II of the Viceroy's file of the laying-out and planning of new Delhi? Hitherto these volumes have been kept confidential by me and have not been shown to any one.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

* I have said no objection.—J. H. DUB.

No. 38.

To CAPTAIN G. S. C. SWINTON, 2, Hyde Park Street, London, W.

Viceregal Lodge, Simla, August 28th, 1912.

MY DEAR SWINTON,

In order that you should see all sides of the question, I send you some notes* by Ward on the proposal to place Government House on the Ridge. I do not agree with all his conclusions, which have a slight personal flavour. His notes were written before Clutterbuck's report came in. The question is one which will have to be definitely settled when you return in December. My belief is that you will find that a new site just above Thalkatora Garden will be the best from an æsthetic and every other point of view.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

* Dated the 17th August 1912—*vide* No. 28 in Volume II.

No. 38a.

FROM CAPTAIN G. S. C. SWINTON.

*Llandough Castle, Cowbridge, R. S. O., Glamorgan,**August 29th, 1912.*

DEAR LORD HARDINGE,

Immediately after writing to you last week I came south and got Brodie to meet Lutyens and myself in London. We talked all Sunday morning and evening, and spent the afternoon driving round to look at, and measure, certain places comparable in width to our proposed avenue, such as Kingsway and the Mall, Berkeley Square, Torrington Square, which faces the new north front of the British Museum, and Whitehall, opposite the Treasury. If I may say so, I think that you carry in your mind a wrong recollection of this last from the fact that the Treasury itself fronts out Montagu House Garden, making the width of the roadway deceptive. But I will not go into that question by this mail.

On Monday morning we went by appointment to see Sir Richmond Ritchie and Sir Thomas Holderness, and while we were there a telegram arrived from Your Excellency suggesting even more alteration. But the telegram went on to say that fuller particulars, as well as plans, were on their way to us, while we also learned that Mr. Lanchester would soon be home.

Under these circumstances, we think it well to mark time and wait until we have your ideas fully before us. Lord Crewe had asked us all to go to Crewe this next week to discuss developments, but we have put that off.

The changes which Your Excellency suggests are so considerable that I personally find that I have to get back into the open frame of mind in which I first arrived at Simla. Then I feared about Paharganj.

Then I had alternative ideas about Government House upon the Ridge. But there are great difficulties affecting this last—of heat, of water and gardening soil, and of the approaches.

When we receive all the plans and documents, we will go most carefully into the whole question under the new conditions.

Meanwhile hoping that Your Excellency and Lady Hardinge are both well,

I am, yours very sincerely,

(Sd.) G. S. C. SWINTON.

P. S.—I have just seen that Clark has enteric. I trust not badly?

No. 386.

FROM E. L. LUTYENS, Esq.

17, *Queen Anne's Gate, Westminster, S. W.*,
August 29th, 1912.

DEAR LORD HARDINGE,

Sir Richmond Ritchie read us out Your Excellency's telegram last Monday asking us to consider placing the Government House some way up on the Ridge looking towards the river. As this may affect the aspects of your Government House, I should like to know your wishes upon it, especially as

to the disposition of your private wing. I do not think it affects the general scheme except perhaps the ground floor store rooms, servants' rooms, and the arrangement of the gardens.

I enclose a diagram showing Government House as at present planned in relation to the points of the compass, and a small tracing which you can revolve on the centre point. If the house is shifted 30 degrees downward from its north-east and south-west axis, I do not think it would make any difference, as what you lose from one window you would gain in another, except that your private garden would come nearer towards the Ridge. If it comes at right-angles to the Ridge or thereabouts, your wing on the garden side would look on to the Ridge—you do not mean this? But on the Ridge facing the Jumna, which would be rather nearer, the original south-west aspect within the 30 degrees line.

I think it is important for Your Excellency's and Lady Hardinge's comfort and privacy to be on the side opposite to any fore-courts or public entrances.

Yours very sincerely,
(Sd.) EDWIN L. LUTYENS.

No. 39.

Viceroy to Secretary of State.

Telegram, 30th August 1912. (Despd. from Home Dept.)

By mail of 31st a despatch issues, proposing that the Imperial Government should assume charge of the territory comprising the Delhi tahsil and the adjoining police station of Mahrauli with effect from 1st October, this area being severed from the Punjab and the remainder of the Delhi District being added to adjoining districts. We have considered extent of territory in consultation with Local Government, which agrees. Impossible to exclude old Delhi whose interests intertwined with those of new city and expedient to include small margin over and above actual limits of Imperial Capital. Area is 557 square miles and population 392,000. Justification for direct control is the importance of the Imperial interests involved and the responsibility which will devolve upon us in respect of them. Administration through Local Government would cause delay and possible friction, though in framing scheme of administration we shall avail ourselves of local experience. We desire to assume charge before we move to Delhi in cold weather, and all arrangements will be facilitated if our control commences as early as possible. To validate transfer and to enable administration to be carried on by our officers necessary to issue proclamation and to pass a Laws Bill as in case of recent redistribution

in Bengal. This should be passed at Simla session which commences on September 10th, and we request Your Lordship's approval of the introduction then of such a measure. Text of proposed Bill is as follows :—

Begins. Bill to provide for the application of the law in force in the Province of Delhi and for the extension of other enactments thereto.

Whereas by Proclamation published in notification No. _____, dated the _____ day of _____ 1912, the Governor-General in Council, with the sanction and approbation of the Secretary of State for India, has been pleased to take under his immediate authority and management the territory mentioned in Schedule A, which was formerly included within the Province of the Punjab, and to provide for the administration thereof by a Chief Commissioner as a separate Province to be known as the Province of Delhi;

And whereas it is expedient to provide for the application of the law in force in the said territory, and for the extension of other enactments thereto; It is hereby enacted as follows :—

1. (1) This Act may be called the Delhi Laws Act, 1912; and

(2) It shall come into force on the first day of October, 1912.

2. The proclamation referred to in the preamble shall not be deemed to have effected any change in the territorial application of any enactment notwithstanding that such enactment may be expressed to apply or extend to the territories for the time being under any particular administration.

3. All enactments made by any authority in British India and all notifications, orders, schemes, rules, forms and by-laws issued, made or prescribed under such enactments which immediately before the commencement of this Act were in force in, or prescribed for any of the territory mentioned in Schedule A, shall in their application to that territory be construed as if references therein to the authorities, or gazette mentioned in column 1 of Schedule B were references to the authorities, or gazette respectively mentioned or referred to opposite thereto in column 2 of that Schedule :

Provided that the Governor-General in Council may, by notification in the *Gazette of India*, direct that any power or duty conferred or imposed on the Local Government under any such enactment shall be exercised or performed by the Governor-General in Council or by such other authority as he may specify in this behalf and not by the Chief Commissioner of Delhi.

4. For the purpose of facilitating the application to the territory mentioned in Schedule A or any part thereof of any enactment passed before the commencement of this Act or of any notification, order, scheme, rule, form or by-law issued, made or prescribed under any such enactment—

(1) any Court may subject to the other provisions of this Act construe the enactment, notification, order, scheme, rule, form or by-law with such alterations not affecting the substance as may be necessary or proper to adapt it to the matter before the Court, and

(2) The Local Government may subject to the other provisions of this Act by notification in the *Gazette of India*, direct by what Officer any power or duty shall be exercised or discharged and any such notification shall have effect as if enacted in this Act.

5. (1) A notification issued under section 4, sub-section (2), may direct that any powers or duties vested in separate Officers may be consolidated and vested in, and discharged by, a single officer.

(2) Where by such a notification appellate powers or appellate and revisionary powers are consolidated and vested in a single Officer, the period of limitation for the consolidated appeal

or the consolidated appeal and application for revision as the case may be shall be the longest period provided in the case of an appeal or application for revision to any of the Officers whose powers are so consolidated.

6. Nothing in this Act shall affect any proceeding which at the commencement thereof is pending in respect of any of the territory mentioned in Schedule A, and every such proceeding shall be continued as if this Act had not been passed :

Provided, that all proceedings which at the commencement of this Act are pending before the Commissioner of the Division or any other authority within the territory mentioned in Schedule A shall be transferred to, and disposed of by, such authorities in the Province of Delhi as the Local Government may, by notification in the *Gazette of India*, direct.

7. The Governor-General in Council may, by notification in the *Gazette of India*, extend with such restrictions and modifications as he thinks fit to the territory mentioned in Schedule A, or any part thereof any enactment which is in force in any part of British India at the date of such notification.

SCHEDULE A.

(See section 3.)

THE PROVINCE OF DELHI.

That portion of the District of Delhi which is now included in the Tahsil of Delhi and the Thana of Mahrauli.

SCHEDULE B.

(See section 3.)

1 Reference.	2 Construction.
1. The Local Government ...	} The Chief Commissioner of Delhi.
2. The Lieutenant-Governor of the Punjab ...	
3. The Chief Controlling Revenue Authority ...	
4. The Chief Revenue Authority ...	
5. The Chief Customs Authority ...	
6. The Financial Commissioner ...	
7. The Commissioner of Revenue ...	
8. The Commissioner of the Division ...	
9. The Commissioner ...	
10. The Chief Secretary to Government ...	
11. A Secretary to Government or to the Local Government.	
12. All officers and official bodies not mentioned in the foregoing clauses except the Treasurer of Charitable Endowments whose authority extended immediately before the commencement of this Act over the territory mentioned in Schedule A.	} Such officials or official bodies respectively as the Local Government may, by notification in the <i>Gazette of India</i> , direct.
13. The local Official Gazette of the Punjab ...	

As precedent we have followed Act VII of 1905, and following notes deal with main points in clauses :—

Preamble.—Mention of provision for extension of other enactments follows from clause 7.

Clause 2—is mainly declaratory, but also explanatory as making clear that existing enactments applicable continue unchanged. We propose to maintain jurisdiction of Punjab Chief Court untouched.

Clause 3—provides for construction of enactments in force with reference to new administrative arrangements. We cannot at this stage lay down every detail of administration and a general power to interpret by notification is preferable to attempt to amend individual Acts which would be impossible in time available. Ordinarily the Chief Commissioner will take the place of authorities mentioned in schedule B, but we take power to reserve functions of Local Government to ourselves or to delegate to other authority. We see no other way of dealing with diversity of conditions under different Acts.

Clause 4—provides a rule of construction by the Courts and power of interpretation by the Local Government.

Clause 5.—We contemplate a superior executive establishment of Chief Commissioner and Deputy Commissioner, and undesirable in view of extent of new territory to add to this. Consequently some combination of functions exercised in Punjab by separate officials will be inevitable, and power is taken to arrange for this. Period of limitation for appeals should be maximum permitted in case of appeal to any of officers whose functions are combined.

Clause 6—deals with pending cases; and

Clause 7—gives power to extend with restrictions and modifications any enactment in force in British India. Legislation, special to new territory, would be undertaken in Imperial Council, but we might be willing to accept in Delhi an enactment current, for instance, in rest of Punjab and clause would confer requisite power and save unnecessary waste of time of Imperial Council.

We regret limited time allowed to Your Lordship for scrutiny proposal, but difficulty due to time necessary to determine details and to approaching date of legislative session. We trust we may receive Your Lordship's approval by telegram. Draft of proclamation cited in preamble will follow.

No. 40.

CANBERRA.

“*Engineering News*”, Volume 68, No. 1, of 4th July 1912, pages 20—24.

There is an interesting account of the town-plan of Canberra in this volume, with a copy of the successful design. Perhaps the width of the streets would interest His Excellency—

Main avenues—200 feet.

Residential avenues—100 feet.

2. It is interesting to note that Mr. Griffin, the successful designer, in regard to Public Buildings, has taken up the position that no historical or

continental school of architecture should be followed, but a style should be adapted or developed to meet the conditions of the locality, use or climate, instead of simply adopting a Greek Gothic or other fixed style under conditions with which it is not compatible.

3. The publication is, I think, taken in by the Public Works Department and can be obtained from Mr. Nethersole's office. I cannot send the volume which I have seen, as it is a volume in circulation among the Engineers of the Western Jumna Canal.

31-8-12.

G. F. DEMONTMORENCY.

No. 40a.

FROM W. M. HAILEY, Esq.

Delhi, September 1st, 1912.

MY DEAR DUBOULAY,

Many thanks for your letter of 8th July, which followed me here.

It is raining hard, which makes it somewhat difficult to appreciate the beauties of the different "lay-outs" which deMontmorency has produced for my edification. I propose to stay for a day or two in order to see them thoroughly.

I saw Captain Swinton and Lutyens on the 8th August; they went over their various plans, and Swinton and I went over to the India Office which had just begun to study the Committee's report.

Believe me, yours sincerely,

(Sd.) W. HAILEY.

No. 41.

Viceroy to Secretary of State.

Telegram, 3rd September 1912. (Despd. from Home Dept.)

In continuation of our telegram, dated 30th August 1912, we request Your Lordship's sanction and approval of the following notification and proclamation:—

Begins. Notification.—In exercise of the powers conferred by section 3 of the Government of India Act, 1854 (17 and 18 Vict., c. 77) and with the sanction and approbation of the Secretary of State for India, the Governor-General in Council is pleased to issue the following proclamation:—

Proclamation.—The following territory which is now included within the Province of the Punjab, namely:—

That portion of the District of Delhi comprising the tahsil of Delhi and the police station of Mahrauli, shall, on and from the first day of October 1912,

be taken under the immediate authority and management of the Governor-General of India in Council and formed into a Chief Commissionership, to be called the Chief Commissionership of Delhi, and is hereby appointed to be the Chief Commissioner of Delhi, with effect from that date. *Ends.*

The proclamation will be cited in preamble of the Bill already communicated.

No. 42.

Viceroy to Secretary of State.

Telegram, 4th September 1912. (Despd. from Army Dept.)

Please ascertain as soon as possible what steps have been taken by Dickie, Director-General of Military Works, India, and Lutyens regarding lay-out Delhi Cantonment, which they have under consideration. Please telegraph reply. We desire that their work be expedited, and we should be glad to receive plans as early as possible.

No. 42a.

Extract from a letter from the Hon'ble Sir John Hewett, G. C. S. I., C. I. E., Lieutenant-Governor of the United Provinces of Agra and Oudh, to H. E. the Viceroy, dated the 4th September 1912.

As Mr. Goument was on tour, it took some time for me to communicate Your Excellency's expression of thanks to him for the work which he did on the occasion of his visit to Delhi. I have now heard from both him and Mr. Clutterbuck. They are both much gratified at Your Excellency's appreciation of their work.

No. 42b.

FROM CAPTAIN G. S. C. SWINTON.

*Rannock Lodge, Rannock Station, N. B.,
September 5th, 1912.*

DEAR LORD HARDINGE,

I had your letter of August 15th, enclosing your note of August 14th, Messrs Nethersole's and Goument's joint note of the same date, and Mr. Lanchester's third, or as, as he calls it, "second revised lay-out" of 30th July.

All these however I take to be superseded and governed by your telegram to the India Office of 26th August.

If I understand things aright, the process has been as follows:—

The discovery of the population and cost of Paharganj, on the top of other lesser difficulties, made you desire a reconsideration of the line of our main avenue.

You therefore asked Mr. Lanchester to slew it and Government House round.

This he did—and then left India.

On going into this plan you found out that it also had difficulties, the position of Raisina Hill being one.

You then thought that the site of Government House might be altered, and you instructed Messrs. Nethersole and Goument to report on the possibility of placing it on the Ridge.

They state, in their note, that this is infinitely preferable.

But, desiring further backing as regards the afforestation of this rocky ground, you sent a forest officer there.

I take it that the telegram of the 26th August implies that his report was favourable; and that therefore you wish us to start afresh.

Of course we will review once more the whole position, but Your Excellency must understand that I am obliged to write today without consulting the others. Lutyens is in Ireland, but is due to stay at Abergeldie with Lord Stamfordham, I believe, three days hence. Brodie is in North Wales. The idea is that we should all meet again at Crewe ten days hence to discuss the developments up to that date with Lord Crewe and the India Office officials.

Perhaps if I today expressed my personal views, they might turn out to be divergent from those of my colleagues, and it is better to wait until they have seen the papers, and we have threshed out the business together.

Meanwhile I should like to say one thing.

We are not supposed to be due in India till December 15th, and then—unless our time is extended—our stay will not be for long. I question whether Brodie *could*, or Lutyens would, find it convenient to come out earlier; but if you thought that there would be any advantage in my coming out, I am a free agent. I know how anxious you are to push on with the work, and it might help.

I am asking Brodie to communicate with you direct with regard to the reservoirs on the Ridge.

When last I had communications with those in authority, I was told that nothing was settled so far as regards either architects or architecture.

Your Excellency knows that I personally hold that, if Mr. Lutyens is to have any considerable responsibility as regards buildings, we are bound to defer to him a good deal more than might otherwise be necessary. I hope therefore that that matter will be settled as soon as possible.

I am, yours very sincerely,
(Sd.) G. S. C. SWINTON.

No. 42c.

FROM J A. BRODIE, Esq.

Liverpool, September 6th, 1912.

DEAR LORD HARDINGE,

I have just received from Captain Swinton your letter to him, in which you suggest that it might now be possible to get on with some of the preparations for reservoirs.

As regards the irrigation water, I think it would not be wise to settle any site yet, as a great deal will depend upon the proportions of water likely to be required on the various areas at different levels, and with the object of reducing working expenses, it may be necessary to increase the number of reservoirs.

With regard to the domestic supply reservoir, this must be constructed near the highest point (marked 865, I think) on the Ridge to the south-west of the Tal Katora gardens.

If, however, the site of Government House is ultimately to be on the Ridge, it will probably be necessary to have an irrigation reservoir at this point also, and taken on the whole it does not yet seem safe to settle definitely the exact position or the area of foundation required. Kindly excuse this very hurried note, as this letter must be posted within a minute or two if it is to catch this mail.

Yours very faithfully,

(Sd.) JOHN A. BRODIE.

No. 43.

FROM G. F. DEMONTMORENCY, Esq.

Simla, September 7th, 1912.

MY DEAR SIR JAMES DUBOULAY,

I had not time to put this *note of Mr. Ward's before His Excellency today, and I do not think it would serve any good purpose to send it to His Excellency through the Home Department. Mr. Ward's conclusions that, if Mr. Lanchester and Goument were added to the Committee, and if the Committee would work with them—a very large if—the project eventually put in by the Committee would be more complete and would be capable of being dealt with at once by the Government of India and the Secretary of State, can be accepted; but it would be impossible to ask the Committee to accept an addition of two to their members; it would be extremely unlikely that the Committee could work with them; and it would display a lack of confidence in the Committee and the possible eventual outcome of their labours which could not be publicly justified if they liked to take it ill. At the same time if these two members were added and the eventual labours of the Committee did

come in for public criticism, the Committee would turn round and justify themselves by saying they would have done something much better, but for the ideas forced upon them by the two members appointed without their desire to their Committee by the Government of India.

I have shown this letter to Mr. Hailey, and he agrees with my objections to Mr. Ward's suggestions.

Yours sincerely,
(Sd.) G. F. DEMONTMORENCY.

I do not agree with Mr. Ward's suggestion. It would produce friction.

H.

* Not printed.

No. 44.
TO CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, September 8th, 1912.

MY DEAR SWINTON,

Many thanks for your letter of August 22nd.

You are quite right in what you say "that we might get a better effect by fronting Government House towards the river". That is what struck me very forcibly when I visited the site at the end of July.

You are also perfectly right in saying that, when you arrived in Simla, I decreed that Paharganj should go, but neither I, nor anybody else, was then aware of the fact that that suburb comprises 35,000 inhabitants and would cost a minimum of 27 lakhs to acquire, while creating a great deal of ill-feeling amongst those bought out.

I do not, and cannot, expect your Committee to come to any decision upon the site and lay-out until you return in December, but I think that a definite decision might then be quickly arrived at, and work commenced immediately afterwards.

There was one position that I liked immensely, and which I really believe is the most beautiful site of all, and which I think has not been considered. It is Raisina hill. I advocated it to Lanchester, but he seemed to think that the engineering difficulties of removing rocks, &c., would be too great. It has the advantage of being nearer to all the great landmarks and to be surrounded by ground with splendid soil, while it would be easier to fill up our main avenues with good buildings not too far extended. I have had a very rough estimate made of the cost of clearing the rock from this possible site, which encourages me to go more closely into the question, so that, when you return in December, we will take this site also into consideration. If it is feasible, it has many advantages and would materially reduce the cost of pumping water, which seems likely to be a serious item.

I wonder if there is any chance of you personally coming out to Delhi any earlier than the middle of December? I have to return from my tour to be present at the manœuvres, and shall be in Delhi from 9 A. M. the 8th of December—3 P. M. the 9th December and from 4 P. M. the 12th December—11 P. M. the 14th December. The State Entry will be on December 23rd.

Yours very sincerely,
(Sd.) HARDINGE OF PENSHURST.

No. 45.

FROM G. F. DEMONTMORENCY, Esq.

Simla, September 8th, 1912.

MY DEAR SIR JAMES DUBOULAY,

His Excellency asked me on Saturday—

- (i) To prepare a note to be the basis of a communication from himself on the subject of competition for Secretariat buildings and to send it to him with a copy of Mr. Lanchester's conditions and of the new conditions of which he has approved.
 - (ii) To send with this the Public Works Department Secretariat file on the subject.
- (i) is in the upper file and (ii) is in the lower.

Mr. Nethersole would like (ii) returned as early as conveniently possible, as he has to send the conditions to the India Office this mail, with certain technical explanations about the arrangements for the competition.

Yours sincerely,
(Sd.) G. F. DEMONTMORENCY.

Please thank Mr. deMontmorency.

If there is a corrected proof of the new terms of competition, I should like to have three copies.

H.

I have written accordingly.

J. H. DUB.

No. 46.

TO G. F. DEMONTMORENCY, Esq.

Viceregal Lodge, Simla, September 9th, 1912.

MY DEAR DEMONTMORENCY,

I return herewith Mr. Ward's suggestions. The Viceroy does not agree with them, and thinks that they would produce friction.

I also send herewith the compilation of estimates which you asked me to return. The Viceroy considered it a very interesting and satisfactory document

and asked me to send it back with his thanks. He remarks that it exceeds the original estimate by about 10 lakhs, but includes far more buildings than were then thought of, and he adds that it would be interesting to know what the revenue would be from the rent of houses, bungalows, &c.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURES.]

1. Note by Mr. T. R. J. Ward, C. I. E., dated the 5th September 1912. (Not printed.)
 2. Proceedings of the Committee of Experts. Report, dated the 3rd September 1912, by Captain W. H. Roberts, R. E., on the cost of buildings of the new Capital.
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No. 47.

NOTE BY HIS EXCELLENCY THE VICEROY.

I had requested Mr. Lanchester to draw out draft conditions for competitions for designs of Secretariat buildings. Mr. Lanchester completed these just before he left for England and a copy of them is now forwarded with a copy of his third report. There has since been leisure to examine Mr. Lanchester's draft conditions, with particular reference to the peculiarities of our Indian requirements. After a thorough discussion with my Secretary in the Public Works Department and the Consulting Architect to the Government of India, I have come to the conclusion that, though Mr. Lanchester's assistance in regard to both principles and details has been of the greatest service in the preparation of the terms, a modification of some points in his draft conditions is essential if we are to obtain what we really require. I send a copy of the draft terms of competition which have now finally commended themselves to me, and will now discuss Mr. Lanchester's scheme and the reasons which have led me to modify some of its features.

2. Mr. Lanchester's scheme was to offer four blocks of Secretariats of more or less equal size for competition. The competition was to be open to all British subjects who were architects residing in the United Kingdom, the British Colonies and India. The competition was to be advertised in Indian and English newspapers. Mr. Lanchester decided that Indian designs must be received in India and English designs in England. The reasons for the latter decision were two-fold: in the first place, the majority of competitors will come from the United Kingdom, the number of architects in India who would be capable or ready to supply designs for large blocks of buildings of this nature being very limited. It costs about £6 to send a box of design drawings from the United Kingdom to India insured; and it would cost the Government of India a similar sum to

return the designs of the unsuccessful competitors. This would mean a rather unnecessary expenditure of about £1,200 on freight and insurance, partly falling on Government and partly on private individuals. Again in sending insured boxes of drawings from the United Kingdom to India, it is very difficult owing to the requirements of declaration forms of bills-of-lading and customs to conceal identity. Mr. Lanchester's idea was that the Committee of Adjudication should sit in the first place at the India Office and, after answering the questions of both Indian and English competitors from there, should proceed to adjudicate on the merits of the designs from the United Kingdom, which would be sent for competition by architects to the Office of the Secretary in the Public Works Department at the India Office. Having selected the 12 best designs for the United Kingdom, the Committee of Adjudication would then sail to India with these and proceed to adjudicate on the designs received from Indian competitors, which would be waiting for them in the Office of the Secretary, Public Works Department, to the Government of India.

The final decision could be arrived at within five months of the issue of conditions.

The successful designer would then be called to Delhi to see the site and confer with the Consulting Architect to the Government of India. He would then go away and make his fair drawings on which the work could be carried out eventually. After the submission of the fair drawings, Mr. Lanchester hoped that the Government of India would allow the architect himself to carry out the work of erecting the building, Government attaching a Public Works Engineer to him to manage his contractor and labour for him and to watch the progress of the work in the interests of the Government of India.

Mr. Lanchester proposed that the Committee of Adjudication should consist of the Consulting Architect to the Government of India and two English architects. He proposed premia of Rs. 3,000, Rs. 2,000, Rs. 1,000 for the successful designs. He proposed a remuneration of 4 per cent. on the estimated cost of the buildings for the submission of the fair drawn designs, and that this remuneration should be increased to 8 per cent. if the architect himself carried out the work of erecting the buildings. Mr. Lanchester made special recommendations in paragraph 16 of his draft conditions in regard to the Indian motif in architectural treatment.

Mr. Lanchester's conditions err in several matters of considerable importance.

In the first place, it seems unwise to apply the competition test, which is admittedly still in the empirical stage in India, to four blocks of buildings, forming rather more than half of the whole Secretariat buildings to be created, straight away. We shall learn a great deal from the first competition, and in the future with this experience can avoid pitfalls and unnecessary expenditure in subsequent tests. I have accordingly limited the first competition to one block.

Mr. Lanchester's terms are suitable in the case of the final lay-out having been definitely approved and the actual site, which the buildings will occupy, determined. This however is not the case; and the first competition will become the means only to the end of selecting architects who seem likely to design what is required to suit Indian conditions. The real object of the present competition has been clearly stated in paragraphs 2 and 13 of the conditions, of which I have now approved.

In the constitution for the Committee of Adjudication which Mr. Lanchester suggested the English architect assessors would completely swamp the Consulting Architect to the Government of India. The whole tenor of Mr. Lanchester's draft conditions is rather obviously in favour of the English architects. As it is, however, in this competition the English architect, with his knowledge of the execution and design of large works and his facility and dexterity in preparing plans for them, is likely to be successful; and the presence of one or two architects on the Committee of Adjudication safeguard the interests of that body in an adequate manner. What is however vital is that the views and requirements of the Government of India should have strong and definite representation, and that Indian public opinion should feel that steps have been taken to secure its expression in this matter. The responsibility cannot be allowed to rest in the hands of English architects without any idea of conditions in India and with no touch of, or relation to, Indian feeling. I therefore propose that the Committee should consist of one English architect, of the Consulting Architect to the Government of India, and of a senior member of the Indian Civil Service and of the Indian Public Works Department. The latter would be persons on leave or retired in England. The names which commend themselves to me are Sir H. Barnes and Mr. Goument who retires from the Public Works Department of the United Provinces in October. Even the Consulting Architect to the Government of India—personally most jealous in the interests of his expert profession—admits without reserve that, though a home architect may design a building for India, he is quite incapable of translating his ideas into a set of working drawings which is fit for use under Indian conditions of work. It must be obvious that he can still less undertake the responsibility for and supervision of construction. This indeed is to some extent understood by Mr. Lanchester when he makes the suggestion that an Executive Engineer of the Public Works Department should be placed under the orders of the architect. Such an Engineer would be the real constructor. He would require the full staff, and the execution of the work would be more costly to Government than usual, as in addition to paying the usual staff Government would be paying the architect 4 per cent. on the cost of the building as well for nominally constructing it. The Engineer, too, would be hampered by being under the orders of a man who would not understand the difficulties to be overcome. This conclusion is supported by concrete example; and I am

of opinion that it would be an experiment too dangerous to contemplate to carry out the erection of buildings on such a large scale by any other agency than the Public Works Department. I have accordingly cut out that part of Mr. Lanchester's scheme which contemplates the execution of the work by the architect himself. The premia have been fixed at a figure sufficient to attract competent men. The premia for the first designs are Rs. 4,500, Rs. 3,000 and Rs. 1,500. For the submission of the fair drawings 3 per cent. on the estimated cost of the building and travelling and subsistence allowance is allowed, while the architect visits Delhi to consult with the Government of India Architect.

4. I still lay great stress on the Indian tradition. Besides my personal feelings, the public out here, and I believe with some few exceptions at home, expect this.

5. The more technical details of the procedure required to get through the arrangements for this competition at the India Office will be set forth in a communication from the Secretary to the Public Works Department of the Government of India to the Secretary of that Department at the India Office.

9-9-12.

HARDINGE OF PENSHURST.

No. 48

(Enclosure No. 1 to despatch No. 27-P. W. of 1912.)

ADVERTISEMENT.

Architects, being British subjects resident in India, Burma, Ceylon or the British Isles, who desire to compete for employment in designing Government buildings at Delhi, are requested to send in their names to the Under Secretary, Public Works Department, Government of India, Simla, or to the Secretary, Public Works Department, India Office, Whitehall, London, S. W. (according to whether they are resident in India, Burma, and Ceylon, or in the British Isles), as soon as possible.

The conditions of competition will be obtainable in next by payment of a deposit of Rs. 15 (£ 1) returnable on receipt of a *bonâ fide* design, or if the conditions are sent back within 10 days of the date of issue.

Signed _____

Under Secretary, Public Works Department, Government of India.

or _____

Secretary, P. W. Department, India Office.

(Enclosure No. 2 to despatch No. 27-P. W. of 1912.)

Envelope and Competitors' declaration.

Envelope.

DELHI.

Competition for Government Buildings.

Author's name and declaration within.

One of above for issue to each competitor.

Declaration slip.

The ^{Authors}_{Author} of the accompanying design for the Revenue and Agriculture
and Public Works Department Secretariat ^{are}_{is} _____

Address _____

and the design has been executed by ^{them}_{him} in ^{their}_{his} own office without any other
assistance (except in regard to the perspective view) than that of ^{their}_{his} ordinary
staff.

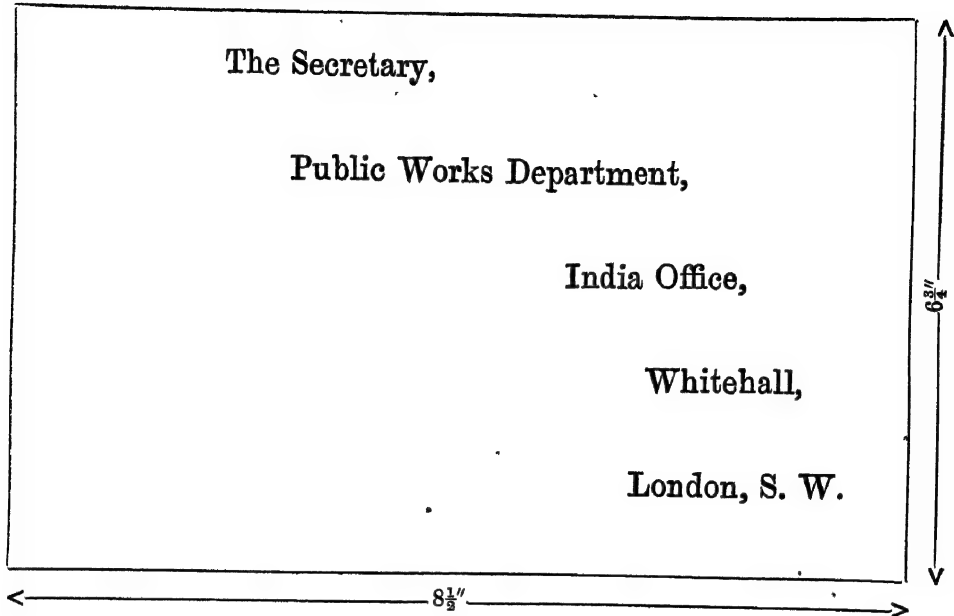
Signature _____

One of above for issue to each competitor.

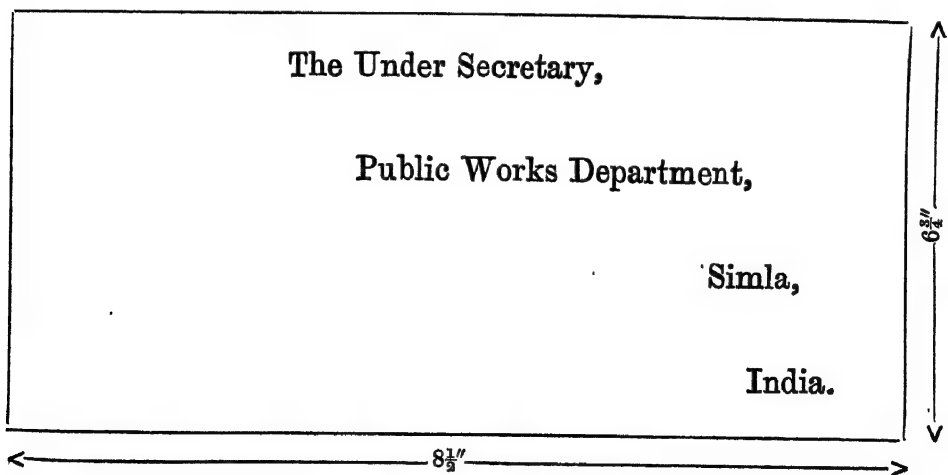
(Enclosure No. 3 to despatch No. 27-P. W. of 1912.)

Labels for boxes of drawings.

(1)



(2)



(2 of these for issue to each competitor.)

(Enclosure No. 4 to despatch No. 27-P. W. of 1912.)

COMPETITION FOR DESIGNS OF GOVERNMENT OF INDIA BUILDINGS AT DELHI.

CONDITIONS OF COMPETITION.

1. Eligibility of Competitors.

The competition is open to all British subjects resident in India, Burma, Ceylon and the British Isles.

2. Objects of the Competition.

The Government of India desire this competition to be regarded solely as a means of selecting an architect or architects for employment in the preparation of designs for certain of the Government Secretariat offices required under the scheme for the construction of a new Imperial Capital at Delhi.

The general lay-out of the city not having yet been fixed, it is impossible to issue complete details as to site and aspect. It is considered however that, as it is desired that the general character of the architecture, while meeting modern requirements of convenience, should harmonise externally with the monuments of old Delhi and with the traditions of Indian art, the early selection of an architect or architects competent to deal with the problem will be advantageous, as it will afford the selected architects opportunity for special study in anticipation of the time when it will be possible to put them in full possession of particulars of buildings for which their services may be commissioned.

3. Assessors.

The competition will be assessed by the following:—

Mr. J. Begg, F. R. I. B. A., Consulting Architect to the Government of India;
An English Architect;

assisted by a senior member of the Indian Civil Service, retired or on leave, and a senior member of the Indian Public Works Department, retired or on leave.

4. Premiums.

The following premiums will be awarded:—

				Rs.
To the design placed first	...	...	...	4,500 (£ 300)
To the design placed second	...	...	...	3,000 (£ 200)
To the design placed third	...	...	...	1,500 (£ 100)

All questions in respect of these conditions must be sent to the Secretary, Public Works Department, India Office, Whitehall, London, S. W., so as to reach

5. Questions.

him by the_____.

These questions will be answered by the Committee of Assessors, and their replies are to be read as part of the condition.

6. Drawings.

The following drawings are required :—

To a scale of $\frac{1}{80}$ " to a foot—a Block plan.

To a scale of $\frac{1}{80}$ " to a foot—plans of each floor.

Such elevations and sections as may be necessary to explain the design (not exceeding six in all).

To a scale of $\frac{1}{2}$ " to the foot—a detail of a small portion of the buildings showing the method of construction and architectural treatment.

The plans may be in pencil or in ink with all sectional portions indicated in black or dark grey. The floor areas may be tinted with a wash of yellow ochre, pink or light green, the space allotted to each Department being distinguished by different tints.

The elevations, sections and details may be in pencil or ink, tinted in monochrome only.

The competitor may supplement these with a perspective view executed in any manner he may select, in which the actual building must not occupy a width exceeding two feet.

The drawings are to be mounted on "strainers" of uniform size, but not framed or glazed.

Each design is to be accompanied by a brief type-written report describing the construction and materials, and including a schedule of the areas allotted

7. Report.

to the various Departments and the dimensions and calculations by which the cubic contents are arrived at, with the author's estimate of the cost based on the cubic contents.

Each design should be sent unmarked by any name, motto or device (other than is necessary for the purposes

8. Designs sent in anonymously.

of transit), but accompanied by the envelope supplied, sealed, and containing the author's name, address, and declaration on the form issued herewith.

Each design with the above-mentioned documents must be securely

9. Delivery of drawings.

packed in a wooden box and forwarded at the competitor's own risk and charges addressed (in the case of competitors in the United Kingdom) to the Secretary, Public Works Department, India Office, Whitehall, London, S. W., in time to reach him on March 1st, 1913, and (in the case of competitors in India, &c.) to the Under Secretary, Public Works Department, Delhi, India, in time to reach him on February 1st, 1913.

On receipt, each case and its contents will be marked with a number in order of receipt for identification. The sealed envelopes, marked with corresponding numbers, will remain unopened till the competition has been decided.

Should any competitor fail to observe the rules laid down in these conditions the Assessors have power to disqualify his design.

10. Observance of rules.

Every possible care will be taken of the designs, and they will be returned, free of cost, to competitors, but no responsibility for their safety can be accepted.

11. Return of drawings.

The Assessors' award will be printed and circulated to every competitor.

12. The award.

It is the intention of the Government of India, unless there is strong reason to the contrary, to offer to the first premiated architect, and to as many more

13. Employment of architects.

of those placed in order of merit in this competition as they may deem necessary, employment as architect or architects for designs for buildings of a similar nature and extent to the one described in these particulars on the following terms:—

- (a) Each architect employed, if resident in the British Isles, must be prepared, if required to do so, to collaborate in the preparation of the final designs and working drawings with the Consulting Architect to the Government of India in London. This stipulation is dictated by a recognition of the wide divergence in the conditions of climate, social customs, official requirements and of building work which obtain in India as compared to Europe, and of the desirability of adapting the designs to the scope of Indian craftsmanship and Art. The Consulting Architect to the Government of India will not, however, share in the architects' remuneration, nor will he be liable for any part of the expenses of office and staff.
- (b) Similarly architects resident in India, Burma or Ceylon, who may be chosen for employment, must be prepared to collaborate with a Government architect at Delhi or Simla, if required to do so.
- (c) Each architect employed will be paid a sum equivalent to three per cent. on the estimated cost of the work as remuneration for the supply of:—
 - (1) Preliminary plans, elevations, sections and sketches, including all reasonable changes or modifications which may be necessary until finally approved by the Government of India. (If, in this connection, it is considered necessary for the architect to submit his preliminary sketches personally to the Government of India, he will be given the cost of his return 1st class passage and Railway fares, and an allowance of £1 per day while in India, in addition to the prescribed fee.)

- (2) Six duplicate sets of the usual working drawings, to the scale of $\frac{3}{8}$ " to the foot. These should be on white cloth, but two only need be coloured.
- (3) Two copies of complete working details to the $\frac{1}{2}$ " scale.
- (4) One copy of all full-size details.
- (5) Full details of all structural steel work.
- (6) Full specification and all necessary explanations and instructions to enable the work to be carried out.

PARTICULARS.

This competition is for the design of a typical Secretariat building such as would meet the requirements of two Departments of Government, *viz.*, the Revenue and Agriculture and Public Works Departments on the site indicated on the accompanying plan by hatching. The character and arrangement of surroundings shown on this plan should be taken into account, but it must be understood that the plan is purely hypothetical and does not necessarily bear any relation to the final lay-out.

It is suggested that the building may be generally two storeys in height, varied by portions of one and three storeys in height.

It is desired that the building shall be as far as possible fire-resisting.

The buildings should be simple and dignified in their treatment and the style adopted must be in harmony with Indian traditions.

A series of photographs (Appendix A) is issued herewith, showing works recently executed by Indian craftsmen in their traditional manner.

A further series (Appendix B) gives typical examples of various styles of Indian architecture. It is not suggested that it is desirable to adhere closely to any one of these types, but it is thought they may prove useful as an indication of the general spirit and character of the architectural developments of India.

It has not been thought necessary to issue these photographs to Indian competitors, as they presumably are familiar with the work of the country.

Competitors desiring further information on Indian architecture should consult the Archæological survey reports and other books which are to be found in the libraries mentioned in Appendix C.

The building should be fitted with drainage on the water-carriage system, and with electric lights and fans.

No sum has been fixed as a limit of cost, but it is thought that about 6 lakhs of rupees (£40,000) should suffice for such a building as this. Competitors' estimates will be carefully considered and will form a factor in deciding on the merits of their designs.

The requirements are tabulated in the following schedule of accommodation.

(Enclosure No. 5 to despatch No. 27-P. W. of 1912.)

Schedule of Accommodation for the combined Offices of the Revenue and Agriculture and Public Works Departments.

Detail of rooms.	Number of rooms.	Floor area of each room.	Total floor area.	REMARKS.
		Sq. ft.	Sq. ft.	
DEPARTMENT OF REVENUE AND AGRICULTURE.				
<i>Officers' rooms.</i>				
Hon'ble Member ...	1	480	480	The rooms for the officers of the Revenue and Agriculture Department and the Public Works Department should be situated close together and, if practicable, all on the same floor, preferably an upper one.
Attached bath room ...	1	80	80	
Secretary ...	1	360	360	
Attached bath room ...	1	80	80	
Under Secretary ...	1	360	360	
Inspector-General of Forests ...	1	360	360	
Assistant Inspector-General of Forests ...	1	360	360	
Additional Deputy or Under Secretary ...	1	360	360	
Special officer for famine duty ...	1	360	360	
Registrar ...	1	360	360	
Room for conferences and meetings ...	1	500	500	
Total ...	...	...	3,600	
<i>Office establishment.</i>				
Five rooms ...	5	900	4,500	
Room for Cashier and stationery ...	1	600	600	
Spare room ...	1	350	350	
Total ...	...	...	5,450	
<i>Records.</i>				
2 rooms ...	2	1,400	2,800	
<i>Miscellaneous items.</i>				
Godowns (for the storage of boxes, spare office furniture, &c.)	2	400	800	To be on the ground floor.
Visitors' waiting room ...	1	300	300	To be situated near the officers' rooms.
Duffries' and peons' waiting rooms ...	2	300	600	
Total ...	...	...	1,700	

Detail of rooms.				Number of rooms.	Floor area of each room.	Total floor area.	REMARKS.
					Sq. ft.	Sq. ft.	
PUBLIC WORKS DEPARTMENT.							
<i>Officers' rooms.</i>							
Secretary	...	...	...	1	480	480	The offices of the Consulting Architect and the Electrical Adviser are a part of the Public Works Department, for details of office accommodation see below.
Attached bath room	...	...	...	1	80	80	
Inspector-General of Irrigation	...	...	...	1	480	480	
Attached bath room	...	...	...	1	80	80	
Deputy Secretary	...	...	...	1	360	360	
Under Secretary	...	...	...	1	480	480	
Assistant Secretary	...	...	...	1	360	360	
Registrar	...	...	...	1	360	360	
Spare rooms	...	...	...	2	360	720	
Total	...	...	...	...	...	3,400	
<i>Office establishment.</i>							
4 rooms, each to contain 1 Superintendent, 9 clerks, 1 duftry and almirahs, &c.				4	840	3,360	
Spare room	...	...	...	1	840	840	
Routine branch room	...	...	...	1	660	660	
Room for Cashier (with almirahs for stationery.)	...	...	...	1	500	500	
Registry Section	...	...	...	1	300	300	
Room for clerk of Inspector-General of Irrigation and records.	...	...	...	1	300	300	
Total	...	...	...	...	...	5,960	
<i>Records.</i>							
1 room	...	...	...	1	1,800	1,800	
<i>Special requirements.</i>							
Combined Committee and Library room	...	...	...	1	600	600	
Drawing office	...	...	...	1	600	600	To be well-lighted.
Dark room	...	...	...	1	150	150	
Ferrotyping room	...	...	...	1	400	400	} To be attached to the drawing room.
Total	...	...	...	...	...	1,750	

Detail of rooms.	Number of rooms.	Floor area of each room.	Total floor area.	REMARKS.
		Sq. ft.	Sq. ft.	

OFFICE OF CONSULTING ARCHITECT.

<i>Officers' rooms.</i>				
Consulting Architect ...	1	480	480	
Assistant Consulting Architect ...	1	360	360	
Spare room ...	1	360	360	
Total ...	...	...	1,200	
<i>Office establishment and records.</i>				
Office room ...	1	400	400	
Drawing offices ...	2	800	1,600	These rooms to be well lighted.
Total ...	...	...	2,000	

OFFICE OF ELECTRICAL ADVISER.

<i>Officers' room.</i>				
Electrical Adviser ...	1	360	360	
<i>Office establishment.</i>				
Office room and records ...	1	400	400	
Laboratory ...	1	400	400	
Total ...	...	...	800	
<i>Miscellaneous items.</i>				
Godown (for storage of boxes, office furniture, &c.)	1	400	400	To be on the ground floor.
Visitors' waiting room ...	1	300	300	To be situated near the officers' rooms.
Duffries' and peons' waiting room ...	2	300	600	
Resident Clerk's quarters {	bed room ...	1	256	} 592 A small kitchen should be arranged for.
	bath room ...	1	80	
	sitting room...	1	256	
Total ...	...	...	1,892	

Detail of rooms.	Number of rooms.	Floor area of each room.	Total floor area.	REMARKS.
		Sq. ft.	Sq. ft.	
ITEMS COMMON TO BOTH DEPARTMENTS OCCUPYING THE BUILDING.				
<i>European Care-taker's quarters.</i>				
Bed room	1	256	1,188	
Bath rooms	2	80		
Sitting room	1	256		
Dining room	1	256		
Kitchen	1	100		
Pantry	1	80		
Store room	1	80		
<i>Tiffin (lunch) room.</i>				
(a) For officers	1	360	360	
Pantry and kitchen	1	150	150	
(b) For European clerks	1	360	360	
Pantry and kitchen	1	150	150	
(c) For Mahommedan clerks	1	360	360	
Pantry and kitchen	1	150	150	
(d) For Hindu clerks	1	360	360	
Pantry and kitchen	1	150	150	
(e) For Indian Christians	1	250	250	
Pantry and kitchen	1	120	120	
Press room	1	300	300	
Quarters for 20 menials on the premises.	...	...	...	Each quarter consists of one room about 10 feet square, with a court-yard in front also about 10 feet square. They may be grouped together in a court-yard or unobtrusive part of the building, or they may be situated as a separate block in a part of the compound of the office building.

Detail of rooms.	Number of rooms.	Floor area of each room.	Total floor. area.	REMARKS.
		Sq. ft.	Sq. ft.	
ITEMS COMMON TO BOTH DEPARTMENTS OCCUPYING THE BUILDING— <i>conold.</i>				
Lavatories	Say	600	<p>Separate lavatories will be required for—</p> <p>(a) Officers.</p> <p>(b) European clerks.</p> <p>(c) Indian clerks.</p> <p>The approximate number of persons accommodated in the building is as under—</p> <p>(a) Officers ... 17</p> <p>(b) European clerks ... 46</p> <p>(c) Indian clerks ... 65</p> <p>The figure 600 square feet entered in this schedule is only a very rough approximation and should not be taken as a guide.</p> <p>For the use of peons and servants' latrines (i.e., Indian pattern closets and urinals) will be erected in the compound of the building, and need not be considered.</p>
	4,498	
Total for the whole block (exclusive of menials' quarters)	37,270	

(Enclosure No. 6 to despatch No. 27-P. W. of 1912.)

INFORMATION.

The climate of Delhi is very hot and dry from April to June, inclusive, while during the rainy season, July to September, inclusive, the air is warm and moist. During the remainder of the year the air is cool and bracing with a temperature occasionally as low as 40° F.

The prevailing wind is between West and North-West except in July, when the South-East monsoon prevails and in August when the South-West is dominant.

Artificial heating is required from December to February, and all principals' rooms should have fireplaces. It is possible that a scheme for steam or hot-water heating might be combined with the ventilation required during the hot weather.

During the extremes of temperature doors and windows are always kept closed.

The "tattie", a wet screen to door openings on the west side, by means of which the hot wind is cooled, is not in very general use in Delhi, as the wind is too fluctuating.

The latitude of Delhi is 28' 40" north. The sun is so nearly vertical in summer that verandahs to screen the walls are absolutely necessary to the westward only, though they form a pleasant adjunct on the other fronts also, particularly on the south.

The verandahs should be so designed as to shelter the walls from the direct rays of the sun as far as possible. At the same time they are required to admit the air freely at certain seasons, so that louvres or pierced screens may be employed; but the upper portion of the opening must be so arranged as to admit the light freely, and no part of any office floor, not otherwise lit, should be at a less angle than 25° from the top of any verandah opening.

Verandahs should not be used as main traffic routes except in the case of offices of minor importance. The practice is disturbing to those working.

It is usual in India to make the height of offices from 15 to 20 feet.

Owing to the wide range of temperature at Delhi, both walls and roofs should be made as non-conducting as is economically practicable.

The large amount of driving indulged in by all classes renders a good carriage-porch or its equivalent a desirable adjunct to every important building.

The form of construction employed should afford the minimum of shelter to insects and vermin of every description. Hence wall-panelling, wood-skirtings and floors, &c., are to be avoided. In joinery, glue must not be depended

on and all contrivances, such as door and window fastenings and the like, should be simple and "fool-proof".

Indian workmanship of all kinds compares unfavourably with English in accuracy and finish. Elaboration of design and intricacy of moulding should be avoided except where Indian vernacular methods are adopted.

The cheapest form of walling is the grey quartzite stone obtained close at hand which could be used for internal walls and for external work in the form of coursed rubble, if such treatment is suited to the architectural design.

Good bricks of greyish red colour are also manufactured locally, but are more expensive than the rubble stone.

No freestone is found at Delhi, but it is readily obtainable from Agra, Dholpur and Gwalior. The two former places supply the well-known Agra red sandstone of good weathering quality, while Gwalior stone can be obtained in varying shades of greyish white and buff. It is also of excellent quality and can be obtained in very large blocks or slabs.

Good white marble may be employed to a limited extent, but its cost would preclude its general use except in the form of thin facing slabs.

External plaster work is well understood in India and could be used on plain surfaces in conjunction with marble or stone. The finest class of plastering is carried out with lime made from marble or sea shells, and is worked up to a high polish, but this could not be employed very extensively on account of the scarcity of workmen skilled in this trade.

The wood available for joinery is either teak or cedar (deodar).

The cost of the actual structure per cubic foot of contents may be taken at $\frac{1}{3}$ to $\frac{1}{2}$ of English rates, excluding the sums allowed for hardware, engineering, plumbing, &c. The cost of these items is somewhat in excess of English prices, and it is therefore desirable that economy should be studied in the use of these, particularly in regard to sanitary accommodation, which should be provided in concentrated groups as far as possible.

The following schedule gives some of the prices in force at Delhi, and may be of service to the competitor in estimating the probable cost of his building per cubic foot.

(Enclosure No. 7 to despatch No. 27-P. W. of 1912.)

APPENDIX A.

(Photographs showing works recently executed by Indians in their traditional manner.)

(Enclosure No. 8 to despatch No. 27-P. W. of 1912.)

APPENDIX B.

(Photographs giving typical examples of various styles of Indian architecture.)

(Enclosure No. 9 to despatch No. 27-P. W. of 1912.)

APPENDIX C.

Libraries possessing the Indian Archæological Survey Reports.

UNITED KINGDOM.

British Museum Library, Great Russell Street, Bloomsbury, London, W. C.
 Library of the Oriental Department of the British Museum, London, W. C.
 Bodleian Library, Oxford.
 London University Library, Imperial Institute, London, S. W.
 Cambridge University Library, Cambridge.
 Bendall Library, Cambridge.
 Birmingham University Library.
 Edinburgh University Library, Edinburgh.
 Glasgow " " Glasgow.
 Aberdeen " " Aberdeen.
 Trinity College Library, Dublin.
 Folklore Society, 11, Old Square Lincoln's Inn, London, W. C.
 National Art Library, South Kensington Museum, London.
 Royal Institute of British Architects, 9, Conduit Street, Hanover Square, London, W.
 Advocates' Library, Edinburgh.
 The Royal Library, Windsor Castle, Berks.
 Royal Society, Burlington House, Piccadilly, London, W.
 Royal Society, Edinburgh.
 Royal Irish Academy, 19, Dawson Street, Dublin.
 National Library of Ireland, Leinster House, Kildare Street, Dublin.
 Royal Asiatic Society, 22, Albemarle Street, London, W.
 Society of Antiquaries of London, Burlington House, Piccadilly, London, W.
 Royal Scottish Museum, Edinburgh, Scotland.
 Society of Antiquaries of Scotland, National Museum of Antiquities, Queen Street, Edinburgh.
 Imperial Institute, London.
 Indian Institute, Oxford.
 Society for the Protection of Ancient Buildings, 10, Buckingham Street, Adelphi, London, W. C.
 The Royal Academy of Arts, Burlington House, Piccadilly, London, W.
 Society for the Promotion of Hellenic Studies, London.

Royal Anthropological Institute of Great Britain and Ireland, 50, Great Russell Street,
London, W. C.

His Majesty's Secretary of State for India, India Office, London, S. W.

His Majesty's Under Secretary of State for India, India Office, London, S. W.

India Office Library, London, S. W.

Royal Colonial Institute, Northumberland Avenue, London, W. C.

Birmingham University Library, Birmingham.

II.—INDIA.

IMPERIAL.

Imperial Library, Calcutta.

Indian Museum, Calcutta.

Central Library, Army Head-Quarters, Simla.

MADRAS.

Secretariat Library, Fort St. George.

University „ Madras.

Public „ „

Presidency College „

School of Art „

Government Central Museum, Madras.

Christian College Library „

BOMBAY.

Secretariat Library, Bombay.

University Library, Bombay.

Bombay Branch of the Royal Asiatic Society, Town Hall, Bombay.

School of Art, Bombay.

The College of Science, Poona.

BENGAL.

Secretariat Library, Writers' Buildings, Calcutta.

University Library, The Senate House, Calcutta.

Presidency College Library, 1, College Square, Calcutta.

Sanskrit College Library, 1, College Square, Calcutta.

Asiatic Society of Bengal, 57, Park Street, Calcutta.

UNITED PROVINCES.

Secretariat Library, P. W. D., Allahabad.

University Library, Allahabad.

Public Library, Allahabad.

Provincial Museum Library, Lucknow.

Sanskrit College, Benares.

Thomason College, Roorkee.

Archæological Museum, Muttra.

PUNJAB.

Secretariat Library, P. W. D., Lahore.
 Punjab Public Library, Lahore.
 Museum Library, Lahore.
 University Library, Lahore.
 Government College Library, Lahore.

NORTH-WEST FRONTIER PROVINCE.

Secretariat Library, Peshawar.
 Superintendent, Archæological Survey, Frontier Circle, Peshawar.
 Peshawar Museum, Peshawar.

BURMA.

Secretariat Library, Rangoon.
 The Bernard Free Library, Rangoon.
 The Phayre Museum, Rangoon.

CENTRAL PROVINCES.

Secretariat Library, Nagpur.
 Museum Library, Nagpur.

ASSAM.

Secretariat Library, Shillong.

COORG.

The Chief Commissioner of Coorg's Library, Bangalore.

NATIVE STATES.**MYSORE.**

Archæological Superintendent, Mysore.
 Indian Institute of Science, Bangalore.

HYDERABAD.

The Resident's Library, Hyderabad.

CENTRAL INDIA.

Rajkumar College, Indore.
 Library of the Agent to the Governor-General, Indore.
 The Librarian, Dhar Museum Library, Dhar.
 Gwalior Durbar, Gwalior.

RAJPUTANA.

College Library, Ajmer.

BARODA.

Baroda Museum, Baroda.

TRAVANCORE.

Travancore Durbar.

(Enclosure No. 10 to despatch No. 27-P. W. of 1912.)

SCHEDULE OF RATES.

NOTE:—1 RUPEE=16 ANNAS.

1 anna=1 penny.

Description of work in buildings.	Per.	Rate.	REMARKS.
		Rs. A. P.	
Earthwork, excavation and filling	1,000 c. ft.	6 0 0	
Concrete—			
Lime concrete	100 „	20 0 0	
Cement concrete	100 „	100 0 0	
Brick-work—			
Brick-work in lime mortar (1st class bricks)	„	30 0 0	
„ „ „ (2nd „ „)	„	25 0 0	
„ „ „ in arches	„	35 0 0	
Masonry—Delhi Stone—			
Coursed rubble in lime mortar	„	25 0 0	
„ „ „ „ in arches	„	50 0 0	
Masonry—Agra, Dhoolpur and Gwalior stone—			
Ashlar work in lime mortar	„	200 0 0	
„ „ „ „ in arches	„	250 0 0	
Coursed rubble in lime mortar	„	72 8 0	
„ „ „ „ in arches	„	100 0 0	
Iron and steel work—			
Rolled steel joists (erected)	Cwt.	8 8 0	
Cast iron railings, &c.	„	8 0 0	

Description of work in buildings.	Per.	Rate.	REMARKS.
		Rs. A. P.	
Doors and windows—			
1. 1½ Teakwood doors and windows, framed and glazed.	sq. ft.	2 0 0	
2. 1½ Deodar doors and windows, framed and glazed	"	1 8 0	
3. Deodar doors, &c., for out-houses ...	"	0 14 0	
Wood-work—			
1. Teakwood work in framing, beams, &c. ...	c. ft.	5 0 0	
2. Sal wood-work in framing, beams, &c. ...	"	4 8 0	
3. Deodar " " " ...	"	3 0 0	
4. Chir and Kail " " " ...	"	2 0 0	
Roof Coverings—			
Allahabad double tiling	100 sup. ft.	22 0 0	
Flat terraced roof	"	{ 15 0 0 to 25 0 0	
Flooring—			
1. Brick on edge over 3" lime concrete ...	100 sq. ft.	20 0 0	
2. Flat brick floor " " ...	"	17 0 0	
3. Terraced floor (4" concrete) ...	"	8 0 0	
4. Sandstone floor on 3" concrete ...	"	26 0 0	Chisel dressed.
5. White Italian marble ...	sq. ft.	1 6 0	
6. Indian Patent stone or similar floor ...	100 sq. ft.	35 0 0	
7. Teakwood floor	sq. ft.	1 0 0	
8. Deodar floor	"	0 8 0	
Ceilings—			
1. Eternit sheets and deodar frames ...	100 sq. ft.	20 0 0	
2. Teakwood ceiling, panelled ...	"	75 0 0	
3. Expanded metal and plaster ceiling ...	"	50 0 0	

Description of work in buildings.	Per.	Rate.	REMARKS.
		Rs. A. P.	
Plaster work—			
Lime plaster on brick-work	100 sup. ft.	3 0 0	
„ „ stone	„	4 0 0	
„ „ rough cast, $\frac{1}{4}$ " thick	„	4 0 0	
Madras plaster (Fine polished shell lime).	„	25 0 0	
Flagstones—			
Gwalior and Dholpur flagstones, cut to sizes and dressed, $1\frac{1}{2}$ to 2 inches thick.	100 sup. ft.	{ 13 0 0 to 15 0 0	
Marble—			
Makrana, white and grey, dressed	Cub. ft.	{ 4 0 0 to 10 0 0	The rate varies according to size.
Makrana slabs, $1\frac{1}{2}$ inches to 2 inches thick	Sup. ft.	1 0 0	
Other materials—			
Agra stone, fine dressed in sills, steps, &c.	Cub. ft.	2 8 0	
Delhi quartzite stone	100 cub. ft.	4 8 0	Rubble stone in stacks of 23 cub. ft. to the ton.
Burnt bricks	1,000	12 8 0	
Ballast (broken stone)	100 cub. ft.	6 0 0	
Lime mortar (1 part lime to 2 parts surki)	„ „	25 0 0	
Lime	82 lbs.	0 13 0	
Surki (ground bricks)	100 cub. ft.	15 0 0	To mix with lime in propor- tions of one of lime to two of surki.
Portland cement	Barrel	12 0 0	
			Four cubic feet loose.

This rate schedule is issued, not as a definite statement of the rates at which the work may be done at Delhi, but solely as a means of providing competitors with a common estimate basis.

No. 49.

Viceroy to Secretary of State.

Telegram P., No. 206, 11th September 1912, 3-15 p. m.

Private. Delhi Laws Bill. It would be of very great convenience if you could telegraph your sanction within the next few days, as we are anxious to take over the Delhi enclave on the 1st October, and the last session of our Legislative Council will be on the 18th instant.

No. 50.

To G. F. DEMONTMORENCY, Esq.

Viceregal Lodge, Simla, September 10th-12th, 1912.

DEAR DEMONTMORENCY,

I am desired by His Excellency to send you, for record in your office, two copies of a note by His Excellency, dated the 9th September 1912, relating to Mr. Lanchester's draft conditions for competition for designs of Secretariat buildings at Delhi.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 51.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, September 12th, 1912.

[Private.]

MY DEAR SWINTON,

I send you proposals by Lanchester containing draft conditions for competition for designs for Secretariat buildings, and counter-proposals which have been drawn up by the Consulting Architect to the Government of India and the Public Works Department after long and thorough discussion with me on the subject. I think that the conditions, as now drawn up, will meet the requirements of this country and the requirements of the architects in England. I do not anticipate that any Indian architect would be able to send in a satisfactory architectural plan, but I do feel very strongly that the door must not be shut in their faces. It satisfies their vanity and can do no harm.

The photographs are in Lanchester's possession, and he was to make arrangements for us for their reproduction. They will be useful for architects in England, but will not be required out here.

I want to get this competition launched as quickly as possible. I do not think that it is at all necessary to wait for the actual site to be decided upon, since we may safely assume that these Secretariats will be built on the level in the plain. Consequently they will be independent of the actual site of Government House. I also think it desirable that they should be rectangular buildings, and not with curved fronts as proposed in one of Lanchester's layouts.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 51a.

FROM CAPTAIN G. S. C. SWINTON.

2, *Hyde Park Street, W.*, September 12th, 1912.

DEAR LORD HARDINGE,

I have to thank you for yet another letter, enclosing Mr. Clutterbuck's report on the afforestation of the Ridge, and expressing your own strong views that Government House should be placed there.

I am sorry to say that I am still unable to write freely on this matter.

Lutyens went to Abergeldie last Friday.

I had already informed him that you had sent me letters, a report and a plan, and that they would reach him *via* Brodie.

Brodie had them, with a covering letter from me, a week ago.

So far I have heard from neither.

This may be attributable to Lutyens' absence from London and separation from his own plans and drawings, but is more likely to be the result of a letter which I wrote to him to Abergeldie.

In that letter I told him that we must now reconsider our whole lay-out.

I offered to meet him in Scotland.

Probably he preferred to discuss matters with Brodie first, as both of them are, I believe, much more firmly wedded to the "tentative" site than I am, or ever was.

I wrote to him again yesterday; but even if he were to reply by return—which is unlikely, as he is full of out-work and much on the move—it would be too late for this mail.

Meanwhile I imagine the old arrangement holds good, that we are all to meet at Crewe next week, I hope in time for me to be able to write to you more fully by the next mail.

Your Excellency must understand that our whole position is complicated by the architectural problem—as it has been all along!

Lutyens told me that he was going to Abergeldie in anticipation of seeing the King. If he was asked there by Lord Stamfordham with that object, presumably the King wished to impress upon him that he must design buildings which would meet with his approval.

This looked as if Lutyens' star was in the ascendant, but, when last I saw Lord Crewe, he seemed quite undecided as to the style of architecture, and as to who or how many were to perpetrate it.

On that everything depends; and on it I have as yet no information.

I really trust that Your Excellency will not think me discourteous in not launching forth into my own views of the new developments.

It would be easy to do, but I do not think that anybody would be a gainer, or that it would make for a saving of time.

Yours very sincerely,
(Sd.) G. S. C. SWINTON.

No. 52.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Simla, September 10th-13th, 1912.

MY DEAR WHEELER,

I am desired by His Excellency to send you two copies of a note by His Excellency, dated the 9th September 1912, relating to Mr. Lanchester's draft conditions for competitions for designs of Secretariat buildings at Delhi.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 53.

TO THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India, Public Works Dept.

Viceregal Lodge, Simla, September 13th, 1912.

MY DEAR NETHERSOLE,

I am desired by His Excellency to send you two copies of a note by His Excellency, dated the 9th September 1912, relating to Mr. Lanchester's draft conditions for competitions for designs of Secretariat buildings at Delhi.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 53a.

FROM E. L. LUTYENS, Esq.

17, *Queen Anne's Gate, Westminster, S. W.*,
September 13th, 1912.

[Private.]

MY DEAR LORD HARDINGE,

Many thanks for your letter of the 19th August. Your last letters certainly made us sit up! and of course, until Your Excellency is convinced that the right thing is being done, we shall think and work and do our best for you.

The Forest officer's report will be very interesting, and I am anxiously awaiting it, as the question of afforestating the Ridge is all-important.

The practical difficulty of the Ridge site may be the method of an easy and "sweet" approach to it.

The question of the rains washing any soil off the rock could be avoided by retaining it within walls which would mean some further cost perhaps, and how big and worth-while trees would be in 3 feet of soil, say, and how long they would live in what may prove to the roots an impenetrable substrator of rock, and would they stand a gale?

These and others are all questions which will be fully answered in the Forester's report.

We are all going up to see Lord Crewe on Monday next, the 16th, and we will write to you as to what transpires.

I am taking my sketches up to him—the drawings that I shall send to you the mail after this.

The drawings will, I hope, show how natural and Indian a Western motif can look, treated for the Indian sun, with Indian methods applied, without throwing away the English tradition, and clinging too much to the curiosities of a less intellectual style.

Except for the column I do not believe that public opinion in India would know it was not Indian.

You could employ every Indian artist, wood and stone carver, in the country, to decorate; and of course the fabric itself would be built by Indians, so it could only be Indian, and India must be as open to new methods as all other countries.

I do hope Your Excellency will wait until my sketches arrive, to describe which I shall write next week.

Last Saturday I went up to Abergeldie to stay with Lord Stamfordham, and showed him the sketches, plans and the subsequent reports, &c. He was favourably impressed, I think.

I had the honour of submitting these to the King and Queen. Lord Crewe had been at Balmoral the week before and asked Lord Stamfordham not to allow the King to commit himself, so that I felt bound not to ask any direct question or make any statement which might have led him to make even a verbal committal. Bearing this in mind, it may interest Your Excellency to know what passed; the language is necessarily my own, and there were several men there—Sir Walter Lawrence and a doctor, &c., who had been with the King at Delhi, and others whose names I do not know—and a good deal of discussion took place, and I do not know how far the King was influenced, but he is writing to Lord Crewe on the question.

Both the King and Queen were kind about the drawings; the Queen used the word "beautiful", and I think the King did, too; but anyhow he seemed pleased, but it may of course be manners and not opinion.

His Majesty was anxious about the flag pole, which I had not shown, and as to whether it could be seen from everywhere.

His Majesty suggested the top of the dome; but when I explained the method of lighting the Durbar Hall, he seemed satisfied with one placed over the portico. I suggested there might be two poles, one over the Viceroy's wing and another over the King's wing. This did not commend itself, but was not negatived. His Majesty said it must be the Royal Arms over the entrance door, and not the Viceroy's—they can go somewhere else. I am sorry, as I had rather a nice idea as to the arms of successive Viceroys, but it could still be worked, if you approved, over the Private Entree.

His Majesty had heard of the proposal of putting Government House on the Ridge, which he did not like, nor could he believe it was feasible to plant the Ridge with any degree of permanent success.

He said that the main avenue should go to King Edward's statue in old Delhi.

His Majesty would not allow the stone which he himself had laid to be moved; and to give us some latitude as regards the angle of axis, I asked him if we might shift the statue, using the stone as a pivot, in the position His Majesty had laid it.

To this he said yes! As the angle came very awkwardly, I suggested that the avenue could be forked where it touches the old city wall, one way to the statue and the other towards the Railway station, blocking the Y at its fork.

He thought this a very good idea, and seemed to prefer the original and tentative line.

I told him what I believed to be Sir Louis Dane's criticisms of that line, *viz.*, it looked towards the Jumma Masjid, and might therefore be taken to flatter the Mussulman, and that it had been stated that the King had become a convert to that faith. This did not seem to influence him at all.

He asked me if everyone had been pleasant and kind to us in India—a question, a really pleasant one to answer.

His Majesty went into the sizes of the rooms in Government House, and the arrangement of his own suites, &c., and that of the Council Chamber, and seemed satisfied. He said it must not be spoilt by a hap'worth of Tar.

His Majesty said the trees were to be free, and the avenues really wide.

There were some 15 men staying at Balmoral, and they saw the plans, &c., for about 5 minutes before the King sent for them.

The remarks I heard after, and which may or may not have influenced the King, were that Government House looked as though it was built for hot weather and not for cold. That the building was not high enough; the necessity of really wide avenues admitting full grown trees.

As regards the house, they evidently could form no idea of its scale in the 5 minutes they saw the drawings in; even on the old site the base of the dome came above the Ridge, and the building has been designed to meet both hot and cold weather conditions, as Your Excellency knows; I may have emphasised in talking, the problems of heat mostly, as they are the most difficult to overcome; and though Your Excellency's Court may move away during the hot months, you cannot move the building to the hills, too, and no doubt there may be valuable contents that it would be advisable to keep under even and temperate conditions.

I answered these criticisms afterwards to Lord Stamfordham and gave him a diagram showing the relative heights of the buildings as proposed, and those existing, in relation to the Ridge, *i. e.*, the Jumma Masjid, the Jantar Mantar, a poor black, a poor white, a rich white, the Secretariats, Government House and the Ridge.

When the King writes, he may entirely have altered his view, so my letter may become one of only academic interest, and I fear very small at that!

There was a general opinion expressed that the cost of the new city should be met by a loan, and not from a surplus which might be affected by war, famine or other disaster.

This of course is a matter outside any question that affects me, but I trust I am not wrong in repeating to Your Excellency all that my ears heard, and I had no opportunity of directing any conversation, and its only value can be to show the influence around the King at the moment of my visit.

Yours very sincerely,

(Sd.) EDWIN L. LUTYENS.

No. 54.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 13th September 1912, 9-55 p. m. (Recd. 14th, 9 a. m.)

Your telegram, dated 4th September. Delhi cantonment plans in course of preparation. But Lutyens suggests completion should be deferred until site of Government House has been settled.

No. 55.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 14th September 1912, 12-20 p. m. (Recd. 15th, 5 a. m.)

Your telegrams, dated 30th August, 3rd September. Delhi. I sanction your proposals, including Draft Bill, Draft Proclamation and Notification.

No. 56.

To EDWIN LUTYENS, Esq., 17, Queen Anne's Gate, Westminster, S. W.

Viceregal Lodge, Simla, September 17th, 1912.

MY DEAR LUTYENS,

I return to you the diagram with the small tracing fixed upon it.

My private opinion is that, wherever the site of Government House may be, it should face towards Indrapat, with a view of the Juma Musjid on the left and of Safar Jang on the right. In this way the view would comprise all the ancient monuments and objects of historic interest in one comprehensive panorama.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

[ENCLOSURES TO THE ABOVE LETTER.]

Diagram and tracing of proposed Government House at Delhi.

No. 57.

To CAPTAIN G. S. C. SWINTON, 2, Hyde Park Street, London, W.

Viceregal Lodge, Simla, September 17th, 1912.

MY DEAR SWINTON,

Many thanks for your letter of August 29th.

I entirely share your view that it is desirable to mark time, and when you return to Delhi, to approach the question of the site of Government House again with an open mind. Since you left, we have encountered unforeseen difficulties, and have met new factors which undeniably have to be taken into account. I think it not unlikely that even further ideas will suggest themselves before your return. Much as I deplore the delay necessarily incurred by the changes that are inevitable, I shall not regret the opportunity given for the discussion of all the counter-schemes and further suggestions that have been made, if we come to a really satisfactory conclusion as to the site of Government House and its aspect. Once this is decided, the lay-out will be comparatively easy.

In reply to a letter from Lutyens, I have written that, in my private opinion, Government House, wherever the site may be, should face towards Indrapat with Safar Jung on the right and the Juma Musjid on the left, so as to obtain a comprehensive view of all the monuments and objects of historic interest in one panorama of the plain with the river as background.

We take over the Delhi enclave on the 1st October, and we are only waiting for the Secretary of State's sanction to commence our acquisition proceedings.

Clark is all right. His enteric was a false alarm.

I may carry in my mind a wrong impression of the width of Whitehall opposite the Treasury buildings, but I am not mistaken about the Champs Elysées, where the width varies from 230 to 260 feet, *i. e.*, about half the width of the avenue originally proposed. Were the Champs Elysées twice its present width, the effect would be spoilt.

I hope that you have had a nice time in Scotland. The rains are over, and the weather is perfect.

Yours very sincerely.

(Sd.) HARDINGE OF PENSHURST.

No. 58.

To THE HON'BLE MR. W. M. HAILEY, C. I. E.

Viceregal Lodge, Simla, September 18th, 1912.

MY DEAR HAILEY,

In order to place on record the conditions under which I offered you the post of Chief Commissioner of Delhi, I write these few lines to say that the appointment in question is that of Commissioner in rank, with the local rank of Chief Commissioner of Delhi. The appointment will also be for five years.

Yours,

(Sd.) HARDINGE OF PENSHURST.

No. 59.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E.

Simla, September 18th, 1912.

MY DEAR DUBOULAY,

I have just received, on my return from the Legislative Council this evening, the orders appointing me Chief Commissioner of Delhi.

May I ask you to convey to His Excellency an expression of my gratitude for the great honour he has done me?

I am, yours sincerely,

(Sd.) MALCOLM HAILEY.

No. 60.

To LIEUT.-COLONEL H. W. G. COLE, Director of Temporary Works, Delhi.

Viceregal Lodge, Simla, September 19th, 1912.

MY DEAR COLE,

The Viceroy has heard remarks that some of the various representatives of the press are having considerable difficulty in finding suitable accommodation at Delhi for next cold weather. I do not suppose you can do anything in the matter of finding them houses to live in; but if you can give them any facilities in the way of suitable sites for pitching tents, or help them in any other way, the Viceroy thinks it will be a very good thing.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 60a.

FROM E. L. LUTYENS, Esq.

17, *Queen Anne's Gate, Westminster, S. W.*,*September 20th, 1912.*

[Private.]

MY DEAR LORD HARDINGE,

I am sending you by this mail the sketches I showed the King, Lord Crewe, a plan in two sheets, of the principal floor of your Government House.

The other floors are more or less worked out, and I will send them later, but the lower floor will have to be amended more or less to fit any other site that may be determined on, and this may in turn affect this main floor, but I do not think in any vital or important way.

An elevation to the same scale (16 feet to one inch) of the main entrance.

This elevation is slightly extended at its extremities, as a true drawing hides what would not be hidden in reality and in perspective.

Three perspective sketches drawn with careful accuracy.

One showing the easternmost staircase block and carriage entrance to the private entrance (I am not asked to build an elephant! but it gives scale, this is an apology for the introduction of an elephant).

It shows also the relation the roof has to the building, when you are near it and the great shadow it gives.

The bedroom windows 5 feet 8 inches square and the windows under are 6 feet wide and 12 feet high. The bedrooms have an atrium of their own, so that they do not depend on these windows alone for light, but they are really sufficient to light the room, if it is thought advisable by the occupants to close the windows opposite, not the sunlit atrium.

No. 2 shows the great portico, and here I have attempted to show the effect of Indian decoration and art behind the range of great 40-foot columns, 33 feet 4 inches of which are monolith.

The third shows the interior of the portico with its possible decoration and in the pierced marble work. Think of the screens at Delhi, Agra and that wonderful window with the tree of life at Armadabad (is that the name of the place?).

The marble doors would require wooded shutters behind them.

There are various light wells to give vertical lights to the corridors, &c., through the tympanums of arches, &c., to give air currents around the various spaces. All this I can explain better when I send the plans of the other

floors and the sections, a great many of them I have already worked out, or better still when I arrive at Delhi.

I also send a plan of our first "tentative" lay-out with the vista lines and duplicated roads omitted, as there seemed from criticisms made that these were not understood, and then even now it is only in tentative form, but I know it makes finished "pictures" in all directions.

A rough diagram giving the relative heights of various buildings in relation to the Ridge, for in designing a town-scape the relative heights are of great importance, and to understand a town-plan you want to see through it from below as a transparency towards the sky, and not look at it as though it were a carpet and the beholder in an aeroplane.

I fear there will be many questions Your Excellency would ask, but I pray your patience when you overlook my sketches and drawings.

Their tendency will be to become more Indian as I feel my way.

Yours very sincerely,
(Sd.) EDWIN L. LUTYENS.

No. 60b.

FROM E. L. LUTYENS, Esq.

17, *Queen Anne's Gate, Westminster, S. W.*,
September 20th, 1902.

[Private.]

MY DEAR LORD HARDINGE,

Many thanks for your letter of August 27th. I think Your Excellency's preference for the British school at Rome and the circular court at Papillon Hall is right, but they are, I fear, of little real use for India.

I think our difference of opinion, if there is one, lies only in the use of words, and is one of description.

As an architect and constructor, I put the construction first and call it the motif, and you as a patron put the result first, which must be India, and call that the motif.

Lord Crewe referred to Spanish work. Italian with a wonderful elusive flavour of the Moor, and giving it a character that now belongs to Spain alone. This is what should happen with the work to be built for India. I know the Spanish buildings well by drawings and photographs, and they have

had for a long time influence in my private work, showing how a Northumbrian, a Surrey and an Irish House can follow the one great tradition, and yet belong entirely to the country they are built in; as with Spain, so it must be with India.

I had a talk with Lord Crewe about style, and I think we all agreed in principle, though our language differs, and the Spanish example points a way as to how to create a competent style, without merely borrowing unassimilated forms.

We all met at Crewe Hall. Lord Crewe, Sir Thomas Holderness, Swinton, Brodie and myself, and we went through your letters and the various reports from India. Lord Crewe made no committal as to my doing Government House. I was a little disappointed, but he evidently waits until a scheme and policy is decided on, but I am too interested and committed to drop it now, though it is bad for my practice, but I realise I run an awful risk.

Sir Thomas Holderness wrote out a précis of what transpired at our meeting, and which will, I expect, be sent to you.

As regards the Ridge site, there are some points I should like to call your Excellency's attention to privately; the remoteness of Government House on the Ridge may raise the question again of a Council Chamber independent of Government House. It would be possible of course, and very fine it might be, to carry the Secretariats gradually into higher levels, stepping them up by stairways, to mounting courts, but the cost might, I fear, prohibit this method; and then if Government House comes some 90 feet higher than the Secretariat buildings, it would so separate it that the cry for a separate Council Chamber might prevail, as Government House, except on the axial lines, would be separated and independent of the general lay-out.

Will trees really grow on the Ridge? I could imagine them doing well for 10 or 15 years, but after that they may die off as they have done at Nowshera, after being planted 30 years.

The Ridge would prove an exception if the planting proved permanent. I refer to forest trees, not to scrubs, shrubs and small trees; the risk is a very great one, and I do not think Mr. Clutterbuck's report is very emphatic on this point; he refers to bigger holes 10 feet deep for large trees, which would give them a longer life than a 3 feet hole would, but would it be permanent for the life of a tree, and would it allow for any designed scheme of planting to be carried out?

For the ground away from the house and the park it would be possible by continual gardening; but for a permanent tree-planted design in relation to the Government House there might be very grave risk of failure, and that only years would prove; also I am afraid that a Versailles like scheme is very costly, and would be naked without fine trees, and big ones would be the only way to bring it into relation to the buildings, unless you have big and costly terraces.

Above Talkatora you would be liable to views across to a commercial Delhi, with big factory chimneys.

There is a site, I think, by Malcha which would entail the destruction of Malcha, its fort-like monument, and a site S.-W. by south of Malcha; but one so far south would entail the entire separation of the old and new Delhi, the areas separating them would be too great to deal with effectively and economically, having regard to the ever pervading question of cost.

I am working at a lay-out on one or two of the Ridge sites.

Yours sincerely,

(Sd.) EDWIN L. LUTYENS.

No. 60c.

FROM CAPTAIN G. S. C. SWINTON.

2, *Hyde Park Street, W.*, September 20th, 1912.

[Private.]

DEAR LORD HARDINGE,

We have held our meeting at Crewe.

Sir Richmond Ritchie was unfortunately ill and could not be there, but Lord Crewe had Sir Thomas Holderness to support him.

We remained there twenty-four hours, and besides various conversations between individuals, we had a general discussion, two hours in length, in which we went over the whole matter.

Lord Crewe asked Sir Thomas to draw up a note retailing the main points of the discussion, and I imagine a copy of this note will go to you today, but, anyway, I had better give you another version.

We had of course all seen the various reports which you had sent home, and Lutyens and Brodie had read your letters to me. The more important paragraphs in those letters were read aloud again, and Lord Crewe assisted us with other paragraphs from his private letters.

So we all had every scrap of available information before us.

I am afraid that the only conclusion at which we arrived with complete unanimity will not carry things much further, for it was that we were unable either to advise or settle anything until we returned to India.

And now as regards the points.

I have had no talk with either Lutyens or Brodie since, so I cannot express any collective view, but I think that Your Excellency will agree that I had

better write to you my own ideas, pointing out at the same time the criticisms which I know can be levelled against them.

To begin at the beginning. When we arrived at Simla I had already made up my mind that, if the military authorities would shoulder the responsibility of the water-supply of a southern site, a southern site was better than the so-called "Durbar area".

But—

First.—Neither of my colleagues had got as far.

Second.—If I was in favour of "A", southern site, I was untied to any particular site.

Lutyens was naturally keen to get hold of a site which would suit his architectural manner and thought he had perhaps found it in what we will call the "tentative" site.

Brodie, while holding on to the Durbar area, as a second string, was also keen on a site which would allow the great straight roads on which he lays stress.

I feared the cost and trouble of Paharganj, I did not want to be dragged too near the old city, or to man-worn ground and the tomb area, and I preferred to keep further back on the higher, cleaner, and better soil.

All along I felt that the Ridge was the key of the situation, and that we ought to get, if not on to it, at least as close to it as possible, and link on over it to the fine country on the other side, the cantonments, &c. That was why I laid such stress, from the very beginning, on getting a main railway line *through* the Ridge.

Now Your Excellency must forgive me if I say what defeated me. Just as Lutyens was keen to get on to architectural work as distinct from the wider town-planning, so was Your Excellency keen to get ideas on the building of Government House.

Personally I thought that you were both putting the horse a little before the cart, and that we were hurrying too fast, but it was natural zeal.

Then I was defeated three times. My colleagues had thought little of my arguments—

- (1) That the military must seriously consider the water-supply question and other "soldier" matters.
- (2) That it was advantageous to connect the new city and cantonments on a main railway line.
- (3) That Paharganj was too big a business.

Though Your Excellency has now found out, from the figures, that Paharganj is too big—though later agreed that the through railway was

advisable—and though the military authorities did hold that certain precautions were needful, still on the whole my colleagues were able to say that my arguments had been brushed aside.

Everything pointed to Your Excellency approving of the “tentative” site.

Accordingly, when we were told that Paharganj must go, so that 1,000 yards was sufficient interval between the old and the new cities, my arguments against what was otherwise a good, if not an imaginative, site had crumbled.

The Government had accepted certain responsibilities which I had questioned.

Also—and this was very important—the acceptance of the “tentative” site would, I found, induce my colleagues to agree to scrap the Durbar area and so help us at least one length on our way.

And thus we got anchored on—to one special site for Government House, with a lay-out *mainly to suit that particular site and house*.

Then we came home. Now, many things have happened to alter everything.

I honestly do not think much of Lanchester’s bigger proposals. He is fairly right as regards the extensions to the west, and his bathing ghat falls in with proposals which Brodie had already in mind, but his prolonged railway station, raised on arches—remember, solely to be used on two or three processional occasions every year—seems riotously extravagant, while his straight avenue therefrom will go over uneven ground and take much valuable property.

I agree with his desire to make some picturesque use of Indrapat, the Lodi tombs, &c. Lutyens, of course, has little sympathy with these remains.

Next comes Paharganj. I must tell you that at Simla both Brodie and I were anxious to shorten the building portion of the great avenue, bringing the “Hotel” Circus nearer to Government House, but that Lutyens thought that it would spoil his scales and angles.

Perhaps he would be ready to shorten it now, but both he and Brodie hold that Paharganj must go some time, and that therefore it need not be seriously considered.

My view is that the shifting of the population off the site is a much greater obstacle than the cost, and that the best thing we can hope for is a reconstruction, not a total wiping out. And a reconstruction, *in situ*, destroys the 1,000 yards band.

But apparently the difficulty about Paharganj and Lanchester’s ineffectual attempt to provide a good alternative, made Your Excellency look back to the Ridge.

I gather that your suggestion is to get Government House as high up as is conveniently possible, facing east, vaguely towards Indrapat, with the idea that there should run from it a processional avenue straight only for a mile or so, and then (having been there terminated by some conspicuous object) deflecting at an angle or at a curve towards the old city.

Personally I think that a mile or so is long enough straight for any avenue, unless you are running to a conical mountain. Greater lengths become wearisome, and human eye cannot see the "object".

And also—if I may say so—I entirely agree with trying to get Government House as high up as possible.

Earlier in this letter I called the "tentative" site "unimaginative", because it would have no "command".

How many houses do we not know of which one always says—

"What a pity it was not built 50 feet higher up, over there"!

I was reared in one, so I speak feelingly.

And there can be no question, but that it would be possible to find sites, of various values and virtues, all along the Ridge from Kalali-ka-Bagh to Malcha, 50, if not 75, feet higher than the "tentative" site.

But there are very considerable difficulties.

I may not feel these difficulties always so strongly as my colleagues, but it is well that you should hear all of them.

I can see the advantage of looking down on town and ruins and trees and plains from a height, of an extent of prospect in every direction from sunrise to sunset. Some people never want "prospects". I believe that you are absolutely right that the people should be able to look up to and point at the house of the "Lord Sahib". Government House is the seat of sovereignty!

Perhaps it will be hot on the rock. But the house will be for the cold weather.

Undoubtedly the approaches will be difficult. But nothing can be made a greater architectural triumph than well designed road-ways and stair-ways and terraces.

Perhaps it will be exposed to cold winds. There are sites which would be sheltered.

Will vegetation grow there? Your advisers answer yes; that this can be arranged.

But here we begin to touch on what bothers both my colleagues.

Brodie reads Clutterbuck's report as applying only to wild vegetation of small trees and shrubs. Lutyens points out that it is extremely unlikely that it will be possible to carry out large formal lays-out of trees.

I am afraid both are right. Imported soil, even 3 feet deep, on the rocks will not carry fine *avenues* of large trees.

With water you may make a garden and shrubberies anywhere, in pockets and ravines you may occasionally grow single trees. I fear, with them, that most avenues would go wrong, grow unevenly and be ragged.

Are you prepared for that? Then the question of the Council Chamber was discussed.

If it is to be a part of Government House and that house is to be upon the Ridge, everyone will have to climb. It will be further away also, from everybody, for few other houses can be built on the rock. That would be too expensive.

Lutyens evidently thinks that to erect anything approaching the house and lay-out which he has in mind will not only be difficult but infinitely more costly.

This is probably quite true, but he might modify his ideas if you said that you were prepared for something less palacial, but more picturesque.

Then we come to the real crux of the situation.

Do you want everything formal?

Personally I believe that the best site is absolutely on Malcha village, facing east-north-east on Raisina hillock. It would look down a natural horse-shoe shaped amphitheatre along the sides of which rising roads could approach on either side with great circular stair-ways in the centre. It would have (what is difficult to find upon the rest of the Ridge) a natural garden behind it, of some 30 or 40 acres. It would dominate one plain and look over to the other, to Naraina and the sunset and the cantonments, while it could be protected from the bad north-west wind by the high ground, which would also shut out the chimneys, manufactories and bad part of Delhi.

I spent my last day at Delhi (before we came to Simla) on that site, but, with new ideas, I should like to study it again.

Your Excellency must excuse this very long, badly written and hurried letter, but I promised that I would write immediately after our meeting at Crewe, and give you some of my own ideas.

I am afraid that both Lutyens and Brodie are upset, and, even for myself, I am not prepared to say that, when we go into the matter carefully and count all the cost, we shall not be compelled to avoid the rocks, but today I have an open mind. A fortnight ago I told you that, if it was any advantage, I could come out at once. If I was going to build a house, I should spend days and weeks on the site from morning to evening in all weathers. Much more so if I was building a city. Plans and maps are not enough for me, for they do not give the light and shade of the landscape.

If I come out alone, I should have of course to stand the risk of not being able to carry my colleagues with me when they arrived, but any way it would mean that some one of us had given serious thought to the problems on the ground *at the right time of the year*.

With kind regards to Lady Hardinge,

I am, yours sincerely,
(Sd.) G. S. C. SWINTON.

No. 61.

Viceroy to Secretary of State.

Telegram, 21st September 1912. (Despd. from Finance Dept.)

Please refer to our Home Department despatch No. 20, dated 29th August last. The transfer of jurisdiction of Delhi enclave from Punjab to Imperial Government takes place 1st October next, and new Chief Commissioner, Delhi, will take charge of administration. Paragraph 16 of your Financial despatch No. 59, dated 26th May 1911, precludes us from delegating financial powers to him. Possession of powers by Chief Commissioner is essential, and cannot be deferred pending revision of Codes and scheduling of powers generally. We propose conferring powers as follows :—

Firstly.—General spending powers of heads of minor administration as set forth in paragraph 28 of our Financial despatch No. 275, dated 6th October 1910, read with part F of schedules I and II appended thereto, and as approved in paragraph 14 of your Financial despatch No. 59, dated 26th May 1911. Expenditure of Chief Commissioner will be entirely Imperial.

Secondly.—Full powers of Local Government under the Civil Service Regulations. Minor administrations enjoy these powers, *vide* part I, Appendix I, Civil Service Regulations. It will be open to us to restrict the exercise of any such powers by the Chief Commissioner in such manner as we consider [it] advisable.

Thirdly.—Powers of Local Government under the Civil Account Code, so far as they do not conflict with general spending powers proposed by us under firstly above. Here also, although asking permission to delegate full powers of Local Government, we shall restrict their exercise where advisable; and in many cases we consider that powers of head of minor administration will suffice. We do not consider that Chief Commissioner should have any powers as regards loans to local authorities; nor do we propose to give him a *quasi*-permanent provincial settlement. You will be addressed separately on the question of powers to be granted to Chief Commissioner in respect of expenditure on public works buildings and projects. We request sanction by telegraph, as matter is urgent.

No. 62.

FROM LIEUT.-COLONEL H. W. G. COLE, Director of Temporary Works, Delhi.

Delhi, September 22nd, 1912.

DEAR SIR JAMES,

Your letter of the 19th. The only representatives of the press who have applied for help here are the *Pioneer* and the Associated Press of India (Cotes). We gave the former a site, and the building is well on. Cotes told me he would come down shortly to see the site proposed for him. Any other applicants will be treated with the consideration that the Viceroy desires shown to them.

Yours sincerely,

(Sd.) H. W. G. COLE.

No. 63.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 23rd September 1912, 8-25 p. m. (Recd. 24th, 6-30 a. m.)

My Revenue Secretary's letter, dated 4th April last. Has any payment been made to Lanchester in respect of fee ten guineas per day? If not, please report date of beginning and ending service with Commission.

No. 64.

TO CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, September, 23rd, 1912.

MY DEAR SWINTON,

Many thanks for your letter of September 5th.

There is only one mistake in it. It is that I instructed Messrs. Nether-sole and Goument to report on the possibility of placing Government House

on the Ridge. I only instructed them to report on Lanchester's lay-out, which the latter sent me and then left. They themselves made the suggestion on their own initiative, and I declined to entertain it until I had received the forest officer's report. I have since sent you all the papers in my possession, and I can only emphasise what I wrote to you in my letter of September 12th.

Private. There is one thing that annoys me, and that is, that I hear that Lanchester conveys the impression in England that he has succeeded in upsetting Lutyens' apple-cart. Now there is not a word of truth in this, as we have not accepted Lanchester's scheme at all, while your Committee's scheme has only been knocked out by the unforeseen complication of Paharganj. I still hope to get the building of Government House given to Lutyens, but I am going steady about pressing it, as this is not the moment to do so. I frankly state that I do not want Lutyens to have the final say in the Government buildings of the new city, as he wants to build an Italian town in the plains of Delhi, which I regard as incongruous, nor is there any reason why he should, since his mission to India was conjointly with you and Brodie to select a site and to lay-out a city, the question of architectural design and the selection of an architect being especially reserved.

I wish people would not talk of apple-carts being upset. What does it matter who it may be who suggests a site or a plan, provided that we get the best? It is upon that that we should concentrate, and not such petty puerilities as apple-carts. I shall be at Delhi for a day or two at the beginning of November, and shall again go into the question of sites, &c., on the spot.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 64a.

FROM CAPTAIN G. S. C. SWINTON.

2, Hyde Park Street, W., September 24th, 1912.

[Private.]

DEAR LORD HARDINGE,

My letter of last week was written in great haste, nearly missing the mail, and it was only when I read it over, too late to make corrections, that I realised how badly expressed it was and how much I had left out.

So, though I have really no more news, and have no letter from Your Excellency this mail, I shall go on filling in the gaps.

One point which we discussed at considerable length at Crewe was the location of the Council Chamber.

We have understood that it had been decided, as a matter of high policy, that this was not to be a separate building—detached and at some distance, capable of being ranked as a Parliament House—but a Chamber and rooms for the Viceroy's Council, linked to, and identified with, the Viceroy's residence.

It was therefore pointed out that, if Government House was to be on the Ridge, and perhaps some way up the Ridge, and far from the Secretariats, Members' residences, feeding arrangements, &c., considerable inconvenience would be caused to Members of Council.

It was argued that, even if it were possible to locate Government House itself high up, the other buildings must be low down, and that either the Council Chamber must be detached or Members of Council be compelled to climb endless steps.

There is of course something in this.

Then a good deal was said about the rock of the Ridge, its heat and its untidiness.

But there are two sides to this. In the first place, Delhi is going to be a cold weather capital, and it is doubtful whether in the months when Government House will be occupied the heat of the rock would matter.

In the second place, rock, though rugged, is clean and dustless, and requires no up-keep—less than roadways, less than grass. Personally I like rock out faces as much as built walls, but to some they are barbarous! They are the making of places like Edinburgh. And there can be no question that, if it is possible to relieve the red rock of Delhi with dark evergreen trees and shrubs, a fine effect could be arrived at.

I have written to Colonel Prain, the Director of Kew, who had long Indian experience, and asked him for an interview, and a list of the trees and shrubs which he thinks possible.

It is conceivable that he may be able to suggest some shrubs at any rate which have never been tried in India.

Last mail I spoke of the difficulty of making formal avenues and plantings upon the Ridge, but I have never been sure that even on the plain, we might not carry formal planting too far.

Indian trees are very short lived and generally uneven growers. On a "plain" site, such as the "tentative" site, we are banking very much on even growth and even life for trees. All views would be along avenues; for, once the trees had grown up, they would block any other prospect. And the avenues might soon get rugged.

From the Ridge one is more independent; for you can not only make use of avenues, but you call in the natural lie of the ground, and Government House would see and be seen over the tree tops.

I think that would be a distinct advantage.

It may be a question of temperament, but I should prefer a Government House in India to be looked up to and down from! It should, I think, be a capital, not a glorified bungalow.

I mentioned to my colleagues again my idea that it might be placed where the village of Malcha now stands, but we have not worked it out together. Before we came up to Simla they considered that site too high and too far out, and at Crewe again they said that the result might be to drag the new city too far from the old and leave an untidy gap instead of a tidy thousand yards belt.

I admit this difficulty. But, on the other hand, the Malcha site has great advantages.

It is one of the few high points where it would be possible to have a good sheltered garden or park *behind* as well as in front of Government House.

Near Tal Katora, a garden behind must be all made ground, while it would be exposed to the north-west wind and give on the commercial side of the city and its chimneys.

At Malcha, I believe it would be possible to build a great house facing out to Raisena Hillock $1\frac{1}{2}$ miles away.

In front would be a fine central stairway with carriage roads rising, with a long curve, on either side of it to the platform.

Just below the stairway would be a "place" or Durbar site, into which Government House would look from its (platform) height of 50 feet.

Beyond the "place" would run the great avenue to Raisena, a mile along. At Raisena it would branch right and left.

At the back of Government House there would be terraces descending to a somewhat sunken garden or park of 30 or 40 acres.

The ground rises behind again, but not so high as to prevent distant views both towards the Kutb and across the Ridge over the cantonment plain.

I do not know if you know Drumond Castle (Ancastors) which is much celebrated for a garden of this kind.

This sunk park or garden, which is already banded agricultural land, would be sheltered from the north and north-west, and shut out from the chimneys by the higher point of the Ridge a mile away.

Of course the Viceroy's wild park could stretch along the Ridge in any direction, going on to the public wild park; but the advantage of the sheltered sunken portion is that there one could be *sure* that *some* fine trees could be grown.

I make out that the rock platform on which the house would stand would be 50 feet higher than the platform of the tentative site, and would

give a "command" of 80 feet above the plain, one mile away, and 105 feet above the plain, two miles away.

From this platform—much more from the upper windows—would be visible every point of interest from the Idgah on the north, to the Kutab on the south. Probably also Naraina on the west. While the top of the house would be higher than any point within ten miles of Delhi.

It would dominate the countryside.

But I am speaking only from the map and recollection, and when one gets on the ground, there may be serious difficulties.

I think the approaches would be fine, and easy to construct, but the platform may be unsuitable for certain classes of building.

Also the rock of Malcha itself is man-worn ground; though, I believe, you ought to be able thoroughly to disinfect a rock site.

Malcha is near the site I suggested for the main new railway station, also for the ground pointed out for the Club, the Gymkhana ground, &c. So, in spite of being rather further from the city walls, it has many things in its favour.

Thursday.

I carry on to where I am driving grouse and with considerable success!

But I do not know that there is much more to say about Delhi at the moment. There was a report that Montmorency was on his way back, but his family and his agents know nothing of his movements. I hoped to hear a little more from him as to Your Excellency's views. Poor Lutyens seemed rather depressed at Crewe, but whether that was because nothing is yet settled about architects and architecture, or only because he had a very bad cold, I am not sure.

I have not seen him since, but I have spoken to him on the telephone, and he told me that he had no news to communicate.

Next week we must consider the drawing up of a new scheme with Government House somewhere upon the Ridge, but I am hoping for another letter from you, or for Montmorency's arrival.

At Crewe the idea seemed to be that very little definite work could be done until we got back to India, and I believe this to be the case, but we can discuss possible sites and draw up some rough lay-outs.

Next week also the India Office officials will begin to reappear in London, and I suppose I shall see Lanchester. It was arranged at Crewe that Lutyens was to see him, though, really, matters have changed so much since he left

India, that he will be behind the times. I do not think that there is anything more for me to tell Your Excellency, and hoping that you are having a shooting holiday.

I am, yours very sincerely,
(Sd.) G. S. C. SWINTON.

P. S.—Of course a change to the Ridge makes the railway arrangements even more important.

No. 65.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 25th September 1912, 9-35 p. m. (Recd. 26th, 8 a. m.)

Your despatch No. 20, dated 29th August. Delhi. I sanction your proposals provisionally regarding Personal Assistant to Chief Commissioner and status and pay of Chief Commissioner and Deputy Commissioner. I reserve my final decision and should like to have full and considered exposition of final arrangements.

No. 66.

Viceroy to Secretary of State.

Telegram, 25th September 1912. (Despd. from Home Dept.)

Your telegram, dated 23rd September. No payment has been made to Lanchester in respect of fee of 10 guineas per day. Date of commencement and expiry of service with Commission is 21st June and 3rd August last, respectively, which are also dates of arrival at, and departure from, Bombay.

No. 66a.

FROM LIEUT.-COLONEL H. W. G. COLE, Director of Temporary Works, Delhi.

Delhi, September 28th, 1912.

DEAR SIR JAMES,

These cantonment houses are very rotten, and we shall have to spend a lot of money to make them decent. Is there any possibility of a change in the decision against hiring them? It will pay Government over and over again in the long run to own them.

Yours sincerely,
(Sd.) H. W. G. COLE.

No. 67.

TO THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

Viceregal Lodge, Simla, September 29th, 1912.

MY DEAR CARLYLE,

Have you heard from Hammick about the Chief Engineer for Delhi?

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 68.

Viceroy to Secretary of State.

Telegram, 30th September 1912. (Despd. for Army Dept.)

To enable us to proceed with preparation of plans and estimates, we would ask for early sanction by telegraph to proposed garrison of new cantonment at Delhi adjacent to Imperial city. Question was submitted to Lord Nicholson's Committee, who recommend following garrison for cantonment :—

- 1 Royal Horse Artillery Battery.
- 1 British Infantry Regiment.
- 1 Indian Cavalry Regiment.
- 2 Indian Infantry Regiments.

Commander-in-Chief in India has accepted this, and we concur.

No. 69.

MEMORANDUM BY SIR T. WYNNE.

I send with this letter a map which I think will interest you. You will recollect that the town-planners insisted on the Agra-Delhi Chord line between Okhla and Delhi being diverted to some other route, the Chord running, as it did, throughout the whole length of the site of the new city, cutting it off from old Delhi and hampering the creation of the People's Park, which is to be situated between old and new Delhi, as a sanitary buffer.

Surveys were ordered to be undertaken primarily with the object of finding the best alignment on which to divert the Agra-Delhi Chord from

Okhla station, but it soon became evident that these investigations required to be extended so as to include a scheme which would give new Delhi reasonable Railway facilities, and provide the new cantonment also with a suitably situated station.

As Railway arrangements now exist at Delhi, the main station is the one belonging to the East Indian Railway situated on the north side of old Delhi in the vicinity of the Kashmir Gate.

New Delhi will be some 4 miles away from this station, which besides this objection it also has the disadvantage of being extremely cramped for room, and it is impossible to use it, with due regard to dignity, for ceremonial purposes. This difficulty was brought home to me very strongly before the Durbar, when I examined the capabilities of the station from the point of view of being the place where the King would have to alight from his train and start the procession to the Durbar area. I very soon came to the conclusion that, for ceremonial purposes, it was hopeless, and as you know other arrangements were made.

The map I now send you illustrates the schemes which are being investigated with the following object:—

- (1) To ascertain the best alignment for diverting the Agra-Delhi Chord.
- (2) When settling this alignment to endeavour to provide new Delhi with suitable Railway facilities accessible by all the Railways running there.
- (3) To provide the new cantonment with a suitable station.

The blue marked line from Okhla would provide a diversion of the Agra-Delhi Chord, at the same time providing a station south of new Delhi, and another station for the cantonment. Its cost however would be high, as the ground it has to traverse is very hilly and rocky.

The green marked line shows an alternative route for the diversion of the Agra-Delhi Chord, but it also would be costly, and there might be military objections to a high Railway bank so close to the face of the fort, and the gradients would be severe, as it approached the existing Delhi main station.

The third scheme which has just been mooted is shown coloured purple and provides for an "Imperial Terminus" in new Delhi. If this scheme was adopted, neither the blue nor the green alignments would be adopted.

The diversion of the Agra-Delhi Chord would be taken off below Okhla and aligned so as to allow of a cantonment station being provided as shown, at a site on the existing Rajputana-Malwa line. The broad gauge line would then be run parallel to the existing Rajputana-Malwa metre gauge line towards Delhi, and make a junction near the Rohilla Serai station with the Southern Punjab Railway, so as to secure access to the proposed terminal station.

I am inclined to think that this third scheme will turn out to be the best one to adopt.

Although a station for new Delhi is possible on the blue alignment, it will only be of use to people coming from, and going to, Bombay and in that direction.

With both the blue and the green alignments, I think the effect would be to perpetuate the present East Indian Railway station as the main station for both new and old Delhi.

The main point in the green alignment was the possibility of a new ceremonial station close to the Fort, but several important buildings would have to be removed to allow of its construction.

The third scheme, *viz.*, the "Imperial Terminus" one, has the great advantage of enabling all trains from all directions to arrive at, and start from, such new terminus, and it can be designed so as to lend itself in every way to ceremonial purposes with ample open space in front for assembling of troops or guards or retainers of Indian Princes. Its position in new Delhi itself is also a very strong recommendation.

When all three schemes have been fully worked out and studied, I will write you again on the subject.

30-9-12.

No. 70.

FROM MAJOR H. C. BEADON, Deputy Commissioner, Delhi.

Delhi, September 30th, 1912.

MY DEAR SIR JAMES,

I have received most unexpectedly a very kind note from His Excellency expressing pleasure at appointing me as Deputy Commissioner of Delhi under the new Administration. Will you please oblige me by conveying my sincere thanks to His Excellency for that note? I take it as a great honour and compliment that he should have written to me at all.

The task before me is not an easy one, but I will do my best, and so hope that matters will proceed smoothly and efficiently.

Yours sincerely,

(Sd.) H. C. BEADON.

No. 71.

TO THE HON'BLE SIR TREVREDYN WYNNE, K. C. S. I., K. C. I. E., &c., President,
Railway Board.

Viceregal Lodge, Simla, October 1st, 1912.

MY DEAR WYNNE,

The Viceroy asks me to thank you for that memorandum you sent about the railways at Delhi. He is sending the map home, and I am to ask you to send, for his own personal use, another copy of it, and, if possible, two copies.

Yours sincerely,
(Sd.) J. H. DUBOULAY.

No. 71a.

Extract from a letter from the Right Hon'ble Earl Curzon of Kedleston, G. C. S. I.,
G. C. I. E., &c., to His Excellency the Viceroy, dated the 2nd October 1912.

I wonder if you hold the view, as I do, that an Oriental style, however theoretically plausible, is quite impossible for your new Government House. I think that only two styles are practicable—(a) some form of renaissance, slightly orientalised as in Spain; (b) plain Palladean. However, it does not concern me.

No. 72.

TO LIEUT.-COLONEL H. W. G. COLE, Director of Temporary Works, Delhi.

Viceregal Lodge, Simla, October 2nd/3rd, 1912.

MY DEAR COLE,

Many thanks for your letter of Saturday. I showed it to the Viceroy, but found that he was indisposed to move in the matter of purchasing the cantonment houses instead of hiring them.

Yours sincerely,
(Sd.) J. H. DUBOULAY.

No. 73.

Secretary of State to Viceroy. (Army Dept.)

Telegram, 3rd October 1912, 10-40 p. m. (Recd. 4th, 10-50 a. m.)

Your telegram, dated 30th September. Please send by an early mail considered reasons for your proposals as to Delhi Garrison, stating stations from which transfer units detailed.

No. 74.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, October 3rd, 1912.

MY DEAR SWINTON,

I send you a note and a map from Sir T. Wynne, giving his views as to the location of the new Railway station to meet the requirements of the new city of Delhi. The proposal, which at present is only tentative, was made by Railway Engineers sent to study the question on the spot. It has been submitted to the representatives of the lines interested, who happened to be sitting in a Railway Conference at Simla, and they have all approved. The idea is that the station should be ornamental and should mask Paharganj, and that it should be a terminus into which all the trains from all the lines would run. This would give exceptionally good railway facilities to the new city, and would be by far the most economical arrangement. Although I fully realise all the above advantages, I reserve my own personal opinion until I have had the opportunity of examining the question on the spot. This I hope to be able to do in a month's time.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

Ne. 74a.

FROM CAPTAIN G. S. C. SWINTON.

2, Hyde Park Street, W., October 3rd, 1912.

DEAR LORD HARDINGE,

Thank you for two letters of the 8th and 12th of September.

The last enclosed the draft conditions for competition for designs by architects, both Lanchester's proposals and your amendations.

I will not discuss these conditions, as I have not been able to go over them with either Lutyens or Lanchester. We were to have had a meeting this week, but it has fallen through. It will however come off next week, and then Lutyens had better write to you.

But there are two points in your letter of the 8th.

We *have* had some talk on Raisena Hill as a site for Government House; Brodie was keen on it at one time; and of course we will now carefully consider it again. But my own view is that it is not high enough to give any real "command",—it is no higher than the "tentative" site—and that it is too near the man-worn ground.

If we are going to have a "place" in front of Government House, with a great avenue leading out of that "place" bordered by Secretariats, that must mean a clean run of nearly $1\frac{1}{2}$ miles. Whether you point this avenue on to Indrapat, or the Delhi Gate, or the Juma Musjid, a mile and a half from Raisena would bring us well on to the low flat tomb area, and it would mean drawing the whole of the new city on to that area.

As I have written to you before, my belief has always been that we should keep high up and far back, if possible, on the clearer, cleaner and cheaper ground.

On the other hand, of course, Raisena would cost less in pumped water.

Anyway, the mere fact that Your Excellency feels that Raisena should be considered, points to our going over the ground again more carefully and without prejudice. Last May circumstances and the weather combined to hustle us rather unduly.

And this brings me to your second point. You ask me if I, personally, can come out earlier, and this crosses the letter in which I suggested that, though the others probably could not, I might be able to do so if Your Excellency thought it advantageous.

May I wait a week before I answer definitely?

I should like to come; but there are difficulties.

You will be interested, whether you entirely agree with him or not, in the very thoughtful letter in today's *Times* by Mr. Herbert Baker.

Here we have a man who is a successful architect and speaks not only like a poet, but like a statesman.

Is this the result of the Rhodes tradition?

I look forward to the correspondence which will come of it.

With kind regards to Lady Hardinge,

I am, yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 74b.

FROM CAPTAIN G. S. C. SWINTON.

94, Piccadilly, W., October 4th, 1912.

[Private.]

DEAR LORD HARDINGE,

There are two other points in continuation of my letter of last night.

Lutyens and I went down this morning to see Sir David Prain, now head of Kew, but at one time head of the Botanical Gardens at Calcutta.

I was anxious to know whether his later experience had enabled him to discover any more trees and shrubs—from other lands—which might be tried in India.

Unfortunately he could suggest no more, but he said that we could have no better adviser than Greeson, the Agra man. He read Nethersole's, Goument's and Clutterbuck's different reports, with Ward's and deMontmorency's comments upon them.

He said that he had not the slightest doubt that the Ridge could be made into quite a fine wild park, and that there would be no difficulty in doing everything which Clutterbuck recommended. He agreed with me that Malcha had a great advantage in having a few acres of agricultural ground behind it, but he did not seem to foresee difficulty in getting fine trees on any part of the Ridge where pits of soil could be made.

My second point is this.

Whether Paharganj and Jaisingpura are to go now, or not, or in the near future, or not, I do hope that you will take such steps that the Government will be able to *control* all new building and so-called improvements between Sufdarjang's tomb and the city wall.

Without necessarily buying a single house, it may be possible to arrange for a gradual reconstruction which should meet our views.

The lives of all these houses are very short, and some of them should be allowed to be added to, heightened, or even re-built at all, without the approval of the authorities.

I write this in great haste, but I think you will be glad to hear that Prain, who has great experience, so entirely backs up Clutterbuck & Co.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 75.

To THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

" " MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

" " MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India, Public Works Department.

Viceregal Lodge, Simla, October 4th, 1912.

MY DEAR { CARLYLE,
HAILEY,
NETHERSOLE,

I am desired to send you, for your information, in order that you may be acquainted with His Excellency's wishes, copy of a letter* I wrote to Colonel Cole on the subject of accommodation at Delhi for Press representatives.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

* Dated 19th September 1912, No. 60, *ante*.

No. 76.

Viceroy to Secretary of State.

Telegram P., No. 221, 5th October 1912, 1-45 p. m.

Private. New Delhi. If you could give me, as soon as possible, authority to proceed with the acquisition of land, of which estimates were sent to you on the 5th September, I shall be very grateful. It is very desirable to make a start, and nothing can be done until the land has been acquired. The estimates themselves are of so moderate a character that it is difficult to imagine that they can present any opening for objections.

No. 77.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, October 5th, 1912.

No. 76.

MY DEAR DUBOULAY,

I send herewith a copy of a demi-official letter which I am sending to Mr. Nethersole, in which I recommend that Mr. Goument's opinion should be obtained on the material which Ward has now collected for the benefit of the Committee of Experts.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

TO THE HON'BLE MR. M. NETHERSOLE, Secy. to the Govt. of India, Public Works Dept.

Delhi, October 5th, 1912.

No. 75.

MY DEAR NETHERSOLE,

Ward has now completed the estimates for the cost of buildings, irrigation, sewage and sanitation, storm-water drainage, domestic water-supply, roads, Parks electric light, &c., for the new Imperial Capital. These estimates have been made by him, as you are aware, for the information of the Committee and at their desire; and this is the material which the Committee will, no doubt, use in the preparation of their final report and recommendations.

It is, therefore, important that the preliminary estimates should rest on as sound a basis as possible, and that the quality of this material should be as unimpeachable as it is possible to secure in the circumstances. Ward is extremely anxious to have the opinion of Goument on the estimates which he has prepared. Goument's opinion on the value of the estimates relating to domestic water-supply, sewage and sanitation, storm water drainage, roads and buildings would be of immense value to the Committee, and I agree with Ward in thinking that it would be a pity to let a man of Goument's experience in these subjects leave India without obtaining his opinion on the preliminary estimates for these heads. Goument leaves India for good on the 26th of this month, and I would suggest that the United Provinces Government should be asked at once to let him visit Delhi for 15 days before his departure and go through the estimates with him and leave an opinion on record which Ward can send to the Committee in addition to his own note.

It seems to me to be our duty, if the Imperial Capital scheme is to progress on sound lines without obstructions or delay, to secure for the Committee the very best material and information on subjects of this kind which is available. I feel sure that Sir James Meston would have little hesitation in sparing Goument in this particular cause. I should be glad, therefore, if you could get the Government of India to ask for his services for this purpose for 15 days prior to his retirement. The matter is urgent, as Goument's time is drawing to a close.

I know His Excellency would like to have early information of this proposal of Ward's relating to the Imperial city, and so I have sent a copy of this letter to DuBoulay for His Excellency's information.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

No. 78.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, October 6th, 1912.

[Private.]

MY DEAR SWINTON,

I received this morning your letter of September 20th, for which many thanks. As I am leaving Simla on tour the day after tomorrow, I answer it at once.

I may say at once that, as regards the conclusion at which you arrived when at Crewe, I entirely share it, and consider that the whole question of the site of Government House must be reconsidered on your return to India, and that you and your colleagues must come to it again with an entirely open mind, but fortified with further knowledge acquired since your first arrival.

I notice that you apparently attach some blame to me for having theoretically accepted the "tentative site", and I frankly admit that I did so, as

I was haunted by the idea that Brodie wanted to press for the Durbar area and water effects, which I knew then, and know still better now after the monsoon, to be quite impracticable. Then you must remember that it was only on the 12th March that I visited the southern site and spent five hours there riding over the whole ground, including cantonments, &c., and although I had my own ideas as to where the site of Government House should be, I did not press them, as I felt that, after six weeks spent at Delhi, you must have found what should be the best site. I have no idea of the size of Paharganj, and it was only when I went to Delhi in July that I learnt for the first time that it contained 35,000 inhabitants. I had not guessed, and nobody had told me, that it was more than an ordinary small village. Its size and cost have now put its acquisition out of court, but I have received assurances from the leading inhabitants that they will do any improvements that I may consider desirable, and I feel confident that we shall be able to treat this suburb satisfactorily and municipally. Its acquisition is however out of the question. It was only when I went to Delhi at the end of July that I realised the impossibility of the big avenue and how very shut in the site of Government House is. It has open vistas towards the Juma Musjid and Safdar Jang, but on every other side has a view of only about half a mile.

Now as regards my ideas, you are quite right in thinking that I favour a high position for Government House, and a straight avenue of not much more than a mile in length upon which the principal offices and buildings should be placed. Government House should be in a commanding position that can be seen from everywhere, and should itself command views of Delhi, Indrapat, Safdar Jang, Lodi Tombs, &c. In fact, Government House should face east, and I gather that this is a very good, if not the best, aspect. I am not in the least tied to the idea of placing Government House on the spot indicated by Nethersole and Goument, nor on any other spot on the Ridge. I have my views to crystallise until I have been able to examine the Ridge again and all its surroundings, but I do think that, if Government House cannot for any particular reason be placed on the Ridge or on the slopes, it would not be difficult to find another site equally good as the "tentative site", but less shut in.

As regards the question of the growth of trees on the Ridge, I must abide by Clutterbuck's opinion, in view of my own ignorance, but when you return to Delhi I will get Clutterbuck to meet you, and then you can thresh the question out. Of course I would not agree to any site where there was no possibility of growing big trees, but as a matter of fact, big trees are already growing on parts of the Ridge.

Another very important and new consideration is the opinion of the railway people as to the location of a railway terminus into which all the trains will run and which will provide easy railway facilities for the new capital. This

is a most important point to which other considerations may have to give way.

To sum up, neither I nor anybody else that I have so far met, is really satisfied with the situation of Government House which is to form the apex of the lay-out, and while there are several alternative sites I personally have an open mind towards them, although I would prefer an elevated position; and if this should be impossible, one that is less shut in than that which has been already selected.

I wish you could meet me in Delhi at the end of the first week in December. It would not, I think, be lost time.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 79.

To E. L. LUTYENS, Esq.

Viceregal Lodge, Simla, October 6th, 1912.

MY DEAR LUTYENS,

I am much obliged to you for two letters of September 20th.

My whole attitude as regards the site of Government House is that I want the question reconsidered in the light of new factors having appeared and fresh knowledge being acquired. This I want you to do with an open mind on your return to India.

My personal opinion is that Government House should be in a more conspicuous position on high ground. If this should prove unfeasible, then I think the site should be one that is less shut in than that of the "tentative site". When I was at Delhi in July, I noticed that, although one could see from the proposed site the Juma Musjid and Safdar Jang, one could not see more than half a mile in other directions, being shut in by the Ridge, which curls round near Malcha, and by Raisina Hill. On the other hand, from any part of the Ridge, or even half-way up, one had a splendid panorama in front.

I do not follow your argument about the distance between Government House and the Secretariats rendering us liable to the demand for a Legislative Council outside Government House, since in your tentative scheme the distance was 900 yards, and it would not be greater even if Government House were placed actually on the top of the Ridge. As a matter of fact, that is not the position that I would advocate in theory, though I can say nothing more definite until I revisit the spot in November.

As regards trees growing on the Ridge, I am not in a position to dispute Clutterbuck's opinion, which is that of about the most able Forest officer in India. But when you return in December, I will get him to come to meet you and you can thresh the question out with him. I may mention, however, that

between the Idgah and Talkatora there is a splendid grove of trees on the Ridge, where it is very rocky, comprising large neem, banyan and peepul trees which are growing well.

I shall await the arrival of your sketches with great interest, and I am quite sure that I shall find them works of art and genius.

I am starting in two days' time on my autumn tour and go first to Kashmir, then to the Canal Colonies, Rajputana, Central India, the Central Provinces, and finally Delhi. "Viceroy's Camp" as an address will always find me.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 80.

To THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Government of India,
Public Works Dept.

Viceregal Lodge, Simla, October 7th, 1912.

MY DEAR NETHERSOLE,

You will probably by now have received a letter from Hailey, dated the 5th October, in which he recommends that Goument's opinion should be obtained on the material which Ward has now collected for the benefit of the Committee of Delhi experts. The Viceroy wishes me to let you know that he warmly supports Hailey's suggestion.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 81.

Secretary of State to Viceroy. (Finance Dept.)

Telegram, 9th October 1912, 6-35 p. m. (Recd. 10th, 6 a. m.)

Your telegram dated 21st September. Chief Commissioner, Delhi. Delegation of powers. I sanction your proposals upon the assurance that you will impose all necessary restrictions.

No. 82.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 9th October 1912, 10-40 p. m. (Recd. 10th, 9-30 a. m.)

Your Home despatch No. 21, dated 5th September. Delhi. I sanction acquisition of land included in Block B, excluding Paharganj and Blocks C. & E.

No. 83.

FROM P. BROWN, Esq., Principal, Govt. School of Art, Calcutta, on leave,
c/o Sir A. Talbot, K. C. I. E., High Barn, Effingham, Surrey, England.

October 9th, 1912.

DEAR COLONEL MAXWELL,

I am enclosing a note with this letter relating to a subject which I venture to think those concerned in the architectural aspect of the Imperial Capital at Delhi may find of some interest.

It refers to the employment of Indian talent in the working out of the various ornamental details which may be introduced by the architects in their designs for the new city.

My suggestion is that, if the assistance of Indian sculptors is entertained, this might be suitably organised through the Government Schools of Art, which already hold much talent, only awaiting an opportunity for development. Further, these institutions are in touch with the professional workmen of the country, whose skill could be readily applied, under supervision, in carrying out the architects' schemes of decoration. Experience has indicated that the Indian modeller and sculptor easily adapts himself to the production of any required style of work, and there seems to me to be a certain number of good reasons for his employment in this connection.

I am inclined to think that the architects would favourably consider the suggestion, as it has been sympathetically received previously in smaller, but somewhat similar, circumstances by the Public Works Department of India. A course of training as a sculptor, which I went through before taking up my duties in India, enables me to put forward this proposal with some confidence, and prompts me to advance it in this connection.

I shall be greatly obliged therefore, if you have no objection, to this suggestion, if possible, being brought to the notice of His Excellency and, if approved, eventually into the hands of the architects entrusted with this commission.

Yours sincerely,

(Sd.) PERCY BROWN.

Endorsed by Military Secretary to the Viceroy, No. 79-C., dated the 31st October 1912.

Letter from Mr. P. Brown, dated the 9th October 1912, transferred to the Private Secretary to the Viceroy for disposal.

[ENCLOSURE TO THE FOREGOING LETTER.]

Note on the proposed Employment of Indian Modellers and Sculptors on the Architectural Decoration of the Imperial Capital, Delhi.

It is presumed that the style of architecture eventually selected for this undertaking will include a certain amount of architectural decoration, such as ornamental cornices, friezes, panels, capitals, pilasters and embellishments of a similar nature. This enrichment will be greater or less in quantity according to the style finally decided upon ; but even if the buildings are of the most simple and severe order, some decorative details in stone, marble, or other permanent material will no doubt be required.

I venture therefore to propose at this stage that the utilisation of Indian talent in this connection may be considered, in preference to the carving being executed in Europe, or prepared on the spot by labour obtained from abroad.

Experience has indicated that there is a considerable amount of talent already in the country, which might, without difficulty, be applied to work of this nature. It may however be contended that the character of the work produced by these Indian artisans does not lend itself to the more modern or European style of architecture, and on the surface this appears to be correct. But a close acquaintance of several years with these workpeople has proved that their adaptability to changed conditions is a simple matter, and under supervision they can be readily trained to accomplish very creditably any form of carved relief work and sculpture "in the round". With these facts in view, it appears desirable that the architects ultimately entrusted with the commission should not be unaware of this indigenous artistic skill which is available, and may be utilised to the mutual advantage of all concerned. The economic aspect alone is not an unimportant one, as the labour of the country must be cheaper than any obtained from abroad, and there is also the point of view of sentiment, which, although small in some respects, may be made to carry great weight in many useful directions.

If any such proposal is entertained, I may be permitted to mention that, having been trained for some years as a sculptor under Professor Lantéri, I feel in a position to state that arrangements could be easily made whereby Indian modellers and sculptors might be employed to execute all the architectural ornamentation required for this great scheme. Some small preparations and a certain amount of organisation would be necessary, but this could be readily undertaken through the Government Schools of Art. These institutions contain considerable talent, only awaiting an opportunity for development, the utilisation of which would serve a useful public service, besides placing a valuable trade in the hands of a number of suitable individuals.

A brief outline of the scheme would be for a sculptor's studio to be established in which a certain number of selected men could carry out modelling and carving. A complete proposal of this nature was a short time ago worked out in detail, and the papers are now in the Office of the Educational Department, Bengal, awaiting consideration. It suggested that the architects' rough sketches of required ornamentation should be submitted to the staff connected with the studio, and then first worked out in clay. On this clay model being approved, it would be cast in plaster and turned over to the sculptors to be carved in stone or marble, as the case may be. I may add that this is the ordinary method by which ornament for this purpose is produced, and the process will be readily understood by the architects concerned.

It is felt that a full and technical account of the proposal may be hardly necessary at this stage, as this note is mainly to advance a suggestion which may be considered when the constructive and other details of the new capital are receiving attention.

If it can eventually be brought to the notice of the Architects associated with this important commission, I venture to think that the idea of employing Indian art workmen in the manner indicated in this note may not be unacceptable to them, and may, if practically applied, meet with their approval.

PERCY BROWN,

Principal, Govt. School of Art, Calcutta.

October 10th, 1912.

No. 84.

FROM THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India, Public Works Department.

Simla, October 10th, 1912.

D.-o. No. 130-E. D.

MY DEAR DuBOULAY,

Your demi-official of the 7th October. We have arranged to obtain Goument's services, prior to his retirement, in connection with the Delhi estimates, and he will reach Delhi on the 21st. Will you kindly inform His Excellency?

Yours sincerely,

(Sd.) M. NETHERSOLE.

No. 85.

FROM CAPTAIN G. S. C. SWINTON.

2, *Hyde Park Street, W.*, October 10th, 1912.

DEAR LORD HARDINGE,

There is, this mail, little of real interest to tell you.

After consulting Lutyens and Brodie, neither of whom could possibly get away so early, I have decided to come out three weeks before them, and have taken my berth to leave Marseilles on November 8th, and to arrive at Bombay on the 22nd. I may stop somewhere on the way up-country, but anyway I shall be able to put in a full ten days at Delhi before Your Excellency appears there on December 8th.

In that time I shall hope to learn a good deal about possible sites, and to be fitted to discuss them.

Lord Crewe approves of this course; and though Lutyens thinks we may lose by not being able to discuss things together on boardship, both he and Brodie agree that much work remains to be done on the actual ground.

One thing I shall hope to find ready, and that is a considered report from the Railway Board as to their general views and requirements. On Monday I went to see the Track Engineer of the Great Northern Railway and showed him our map, and pointed out the proposals which I had roughly put forward. He has no knowledge of India, but he agreed that they embodied good general railway policy, especially the three stations in sequence, each with its separate work to perform.

Then today Lutyens and I had a long talk with Lanchester. Matters had changed a good deal ever since he left Simla, but we talked all round the subject, and we are to meet again later. Lutyens is, I think, writing to Your Excellency by this mail on the competition conditions.

But what has interested me most in the week is what I have heard of Herbert Baker and his work and ideas. He was not much more than a name to me until he wrote that letter to the *Times*, but within the week I have seen a series of photographs of his South African buildings and heard much of him from heartfelt admirers.

You know that he and Lutyens are great personal friends, each recognising the other's merits, and it is interesting therefore to find that, whereas Lutyens seems to have a somewhat panicky fear of dealing with rock faces, Baker is accustomed to revel in them. Most of his buildings are on such rocky ground, and he likes to get rock effects and to make his buildings rise off and apparently grow out of rocky foundations. I had a long talk this afternoon

with a man who worked under him, and I found that he made a practice of doing what I was vaguely groping after in my ideas, bringing in the living rock as setting for his architectural effects.

I have not seen Lutyens since; but considering his outspoken belief in Baker—he always says that Baker is the one man with whom he could work—I do not despair of getting him to alter his views on the possible treatment of rocks and rock faces and terraces and stairways.

That way, and that way only, is a Ridge site capable of being tackled with success, though even then of course water, heat, soil, trees and *expense* will all have to be thought of. Anyhow I feel encouraged to go on thinking of the high ground.

Brodie writes, favouring Raisena and very sceptical about the Ridge.
Well, we shall see.

Yours very sincerely,
(Sd.) G. S. C. SWINTON.

No. 86.

FROM E. L. LUTYENS, Esq.

17, *Queen Anne's Gate, Westminster, S. W.*,

October 11th, 1912.

[Private.]

MY DEAR LORD HARDINGE,

Very many thanks for Your Excellency's letter returning my diagram with Government House pinned into it facing Indraput.

I think Swinton is in favour of a site on Malcha; and if our original rock is abandoned, I should prefer it to Raisena, which Brodie, I think, at present favours.

But there is the Sheikh's tomb at Raisena and Raja Mal's house at Malcha, both of which buildings would interfere with the best development of the sites unless they were destroyed. The Shiekh's tomb cannot go. Could Raja Mal's house? These are questions which can be answered at Delhi at Christmas, and I have no doubt we will not, if you have a definite preference for a particular site to arrive at a decision.

Captain Swinton and I went to Kew last week to see Colonel Prain (Sir David), who was at one time head of the Botanical Gardens at Calcutta, and knows Delhi well, having done work at the Curzon Durbar. He agreed with Mr. Clutterbuck's report as regards the possible afforestation of the Ridge.

By excluding the goal, scrub, &c., would grow at once and cover it. With trees it would be different—possible, but enormously expensive,—but that it would be quite possible to get trees to grow here and there.

To make any kind of design in planting them so as to befit a great house would be risky—and very costly.

We agreed that a broken avenue is often very pleasant, whereby you keep your main line and idea—vista to the breaks give variety, but the percentage of failure in a few years to come might be too great for a satisfactory effect.

He thought Mr. Clutterbuck had named too few trees; whereas Mr. Grissen had named too many, but Mr. Grissen did not intend any tree to be used—only a list to select from—and Mr. Clutterbuck's was sufficient for the present purpose. The points that Sir David Prain made that counted to my mind was the cost and risk, over which one would have not real control. But for a wild park there would be no risk—as a few trees more or less need not matter—and there for this purpose—remains the cost.

Mr. Gordon, Public Works Department, seemed also frightened of cost.

Captain Swinton has, I think, told Your Excellency that I will comment to you on the conditions of competition, but I do not think this is within my province, and I only received a copy of your memorandum on it last night, so I propose to write the week after next after my return from Rome, where I shall have digested them, and if I trespass beyond my province, I hope it may yet be of some interest to you privately.

I am sorry I cannot leave here before the 28th of November, and go with Swinton on the 8th on account of my obligations here.

I am looking forward to arrive at Delhi on December 15th, and I understand I may have the pleasure, or the chance of that pleasure, of seeing Your Excellency on the 16th.

Yours very sincerely,
(Sd.) EDWIN L. LUTYENS.

No. 87.

TO CAPTAIN G. S. C. SWINTON.

Viceroy's Camp, October 14th, 1912.

[Private.]

MY DEAR SWINTON,

I have just received your letter of the 24th September here at Srinagar in Kashmir. I agree with you that Malcha would be a very fine site for

Government House, and it would be in a very conspicuous position. My only doubt is whether it would not be too far removed from the old city.

I think it is a great mistake to go in for too long avenues, as it would be several generations before they could be filled up. I should like to see the plan of the new town compressed, but with plenty of room left for future expansion. Avenues two miles in length are difficult to handle, and it would be a mistake to have new Delhi too far separated from old Delhi, since the administration will be the same. However, it is quite worth considering.

Please dismiss from your mind any question of the Council Chamber not being in Government House. Wherever Government House may be, there must the Council Chamber be, and it is immaterial whether Members have to walk up stairs or not. Viceregal Lodge is two miles distant from the quarter of Simla where most of the non-official Members of my Council live, but I have never yet heard any grumbling about their having to come so far and climb a hill at the end of it.

If it should be found eventually that it is impossible to build on the Ridge, I cannot help thinking that a very good site for Government House would be in front of the Tal Katora garden facing towards the river. It would show up well against a dark background of trees, and the Tal Katora garden itself could be converted into a very nice garden, while all the ground in front of it is open and very fertile and would make a beautiful park. I throw this out as an alternative suggestion to the tentative site. It has an additional advantage in being at least half a mile nearer than the tentative site.

I shall be able to tell you much more of many things after my visit to Delhi at the beginning of next month.

I am going into camp in the mountains tomorrow for a few days, and I hope to get some good heads of *Barasingh*.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 88.

FROM CAPTAIN G. S. C. SWINTON.

2, Hyde Park Street, W., October 18th, 1912.

[Private.]

DEAR LORD HARDINGE,

I have your letter on "success in the upsetting of apple-carts".

In the first place, may I say that, so far as I know, Lanchester has been most reasonable.

Lutyens and I had an hour with him last week, and Sir Thomas Holderness has seen him since.

He appeared most anxious to be helpful, and not the least desirous of showing himself forward.

Of course a close borough like the architectural profession falls among themselves, but I saw no sign of "upsetting", and any way—the term, as you say, is wrong.

I so thoroughly agree with you that we are all out to get the best results, and that it does not matter two-pence who makes a suggestion so long as it is a good one.

It may come from the Committee, or it may come from Your Excellency, from Begg or Lanchester, from any Anglo-Indian or Indian.

I should not myself deride a suggestion which came from a globe-trotting yankee, if it was sound. And I would give him all credit.

We, the Committee, are out to help Your Excellency, the Government of India, even further, the British Empire, to evolve a worthy capital.

I have no news. Lutyens has gone to Rome for a week to see after the Art School which he is building there. I have asked him to look at the way buildings on hill sides can be treated, such as Tivoli and Frascati and the Villa Madici; but I know that he is pressed for time.

Poor Sir Richmond Ritchie's death must be a blow and a serious inconvenience to the India Office.

I am interested to see how Your Excellency cannot keep away from Delhi, and I gather that you will be there again soon after you get this letter. May I ask you then to consider these points.

You will probably visit all the sites mentioned for Government House.

When you get to Raisena, I think you will find that, without extensive building up, it will not make a *high* platform, large enough for a big house. Also, ballancing its advantages, it is uncomfortably near tombs and temples and man-worn ground. If I remember aright also, the soil close round it is not good, and has more rock and canker than at the "tentative" site.

Then as regards the Ridge.

If you will ride along the face from Talkatora outwards, I think that you will find difficulty in getting a good garden *behind* a Government House, except at Malcha.

I personally looked at sites both north and south of Talkatora. In each case it would have been a question of having a garden on the flank, not behind.

Not that I believe that you will want a very big garden of first class soil.

The Viceroy must have privacy around his house, and therefore have an enclosure of some 200 acres.

But it is in no way necessary or advisable that this should all be ground which requires costly up-keep.

My belief is that it would be ideal to have some 20 acres of good garden ground, some 50 more of rougher ground on which good trees could grow, while the remaining 130 might take the form of such wild park as could easily be made on the rocky ridge, with good trees in places, scrub elsewhere, lots of paths and rides and points of view.

Two hundred acres of soil on the level—liable to be dusty—would take a lot more up-keep than rocks.

Any way we shall discuss these matters soon.

Hoping that Your Excellency has enjoyed Kashmir,

I am, yours very sincerely,

(Sd.) G. S. C. SWINTON.

No. 89.

FROM F. H. LUCAS, Esq., C. B., Private Secy. to the Secy. of State for India.

India Office, Whitehall, S. W., October 18th, 1912.

MY DEAR DUBOULAY,

Enclosed is a copy of a letter which Lord Crewe has just received from Lord Gladstone. Lord Crewe would be glad if you would show it to His Excellency. Lord Crewe thinks that, in a matter of this kind, Lord Gladstone's opinion is a good one. He also wishes me to say that the idea of co-operation between Lutyens and Baker is one which he already knew to have gained a good deal of currency among people whose opinion he would be inclined to respect. It is generally thought that the characteristics of the two men, added to the fact that they have co-operated before, are such as to make the combination an exceptionally strong one.

Yours sincerely,

(Sd.) FRANK LUCAS.

[ENCLOSURE TO THE ABOVE LETTER.]

FROM THE RIGHT HON'BLE VISCOUNT GLADSTONE, Govr.-Genl., South Africa.

9, Buckingham Gate, S. W., October 17th, 1912.

MY DEAR CREWE,

The suggestion has been made, I believe, that Baker should be associated with Lutyens in the Delhi work. If so, I cannot help hoping that you may be able to adopt it. I have

seen most of Baker's work in South Africa. His genius lies in adapting his buildings to the scenery. In this he never fails. His designs always harmonise with his ground, whether on mountain or plain. Conspicuously so in his principal buildings, like the new Government offices and Government House, at Pretoria. Lutyens and he are excellent friends—they collaborated over the new Art Gallery at Johannesburg and discussed plans and sites for the projected University at Grootteschurr. Lutyens is so apt to be run away with by idealism which is not very practical. I believe the two together would make the best combination possible. I know the country round Delhi, and it has the characteristics of scenery common in South Africa. I believe Baker would be in his element.

Sincerely yours,

(Sd.) GLADSTONE.

No. 90.

Secretary of State to Viceroy.

Telegram P., 22nd October 1912, 10-30 p. m. (Recd. 23rd, 10-30 a. m.)

Private. New Delhi. It is presumed that Lanchester's services will not be required in India this winter. He does not expect re-employment, but would like to know for certain. Shall I officially thank him for his services? He offers his assistance or advice, if required, at any time.

No. 91.

To CAPTAIN G. C. S. SWINTON.

Viceroy's Camp, Kashmir, October 22nd, 1912.

[*Private.*]

MY DEAR SWINTON,

I am indebted to you for two letters of the 3rd and 4th October.

I do not go into the question of Raisena Hill as a site for Government House until I have again seen it. In any case I would not have the town pushed out towards what you call the "man-worn ground", but would, were that site selected, suggest that it should come round behind Government House to a certain extent. There is, however, plenty of room for all we can possibly want for the next 50 years, whatever site be selected. I see you hanker a good deal after Malcha, and, as I said before, I should like the site, were it not rather distant from old Delhi, which might make the administration of the two cities difficult as a joint concern. I am quite certain that, when you come out here, you and your colleagues will approach the whole question of the site from an entirely new point of view.

I am very glad to hear that Sir David Prain confirmed what Clutterbuck has said as regards planting the Ridge. I never imagined for a moment that Clutterbuck would be wrong; he is far too able a forest officer to make such a mistake. I know all about Griessen, and I intend, if possible, to get hold of him to run all the gardens and parks of new Delhi. He looked after the gardens of the Durbar Camp.

You may be quite certain that we shall be able to control all new buildings and so-called "improvements" in Paharganj and Jaisingpura, and we will exercise a good deal of pressure in obtaining the early improvement of those two insanitary villages.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 92.

Viceroy to Secretary of State.

Telegram P., No. 7 (Camp), Tral, 24th October 1912, 2 p. m.

Private. New Delhi. I will not require the services of Mr. Lanchester this winter. I am very appreciative of the valuable assistance he has given me.

No. 93.

FROM CAPTAIN G. S. C. SWINTON.

2, Hyde Park Street, W., October 25th, 1912.

DEAR LORD HARDINGE,

This new proposal of the Railway Board re-opens very large questions.

I daresay that it will be advantageous to the railway interest and to the trade interest of the city. It may also be one method of masking Pahargunj. On the other hand, will you remember these points?

We had two reasons for desiring to get the railway out of that gully between the city wall and the Sadr Bazaar. Major Beadon pointed out to us that it blocked communications east and west. We ourselves felt that it prevented a fine wide alley between north and south.

It may mask Pahargunj, but it will also make it even more necessary that the Government should *acquire* Pahargunj, as otherwise great and expensive vested interests will be set up in a central position close to the station.

Such a station will also not only mask Pahargunj, but probably prevent the Juma Masjid and the city walls from being seen from the new city.

Its erection will unquestionably make for a drawing in towards the centre. There are trade reasons for this. On the other hand, Your Excellency knows my personal views that this will lead to congestion, and also prevent the new Governmental city from having an individual identity. I should prefer to link it to the cantonments rather than to Sadr Bazaar.

The appointment of Sir Thomas Holderness as Permanent Under Secretary is helpful to us, as he knows all our business thoroughly.

Yours sincerely,
(Sd.) G. SWINTON.

No. 94.

To E. L. LUTYENS, Esq.

Viceroy's Camp, October 29th, 1912.

[Private.]

MY DEAR LUTYENS,

I write these few lines on my way back from Kashmir to acknowledge your letter of the 11th October.

I received your plans which I have been carefully examining. The internal arrangements seem admirable in every way. There are some external features which I should like to see modified, but these I think it will be useless for me to dilate upon until you come here in December, when we can discuss them.

I do not share your doubts about planting on the Ridge, as I have absolute confidence in Clutterbuck's opinion and knowledge of the fact that there are already big trees in certain parts of it. Nor do I think planting would be so costly as you imagine. Trees in this country require water for two or three years, and after two or three years they manage for themselves.

All I want is that you should all come to Delhi with open minds, ready to discuss and to assimilate new facts and new information acquired since your departure. I myself shall be in Delhi in four days' time for two or three days, when I intend to examine thoroughly the various sites, about which, I am glad to say, I have an absolutely open mind at present.

Yours very sincerely,
(Sd.) HARDINGE OF PENSHURST.

No. 95.

To THE RIGHT HON'BLE EARL CURZON OF KEDLESTON, G. C. S. I., &c.

Viceroy's Camp, October 30th, 1912.

MY DEAR GEORGE,

I am in the train, but I wish to write to you one line to say how pleased I am with your letter on architecture for new Delhi. The two last paragraphs really contain my own views. I want a good broad classic style with an Indian *motif*. I mean that the architecture must be combined with a spirit of the East such as will appeal to Orientals as well as to Europeans. I do not think this is impossible to a person of imagination, but I resent the idea of building in the plains of Delhi a purely Western town which will convey no inscription whatever to an Oriental mind. This is what many people in England are trying to force upon me. Your letter to me is therefore a great support.

In great haste,

Ever yours,

(Sd.) HARDINGE OF PENSHURST.

No. 96.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, October 30th, 1912.

D.-o. No. 462.

MY DEAR DUBOULAY,

I enclose herewith copy of a letter which I have written to MacLagan regarding the employment of Griessen.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

To THE HON'BLE MR. E. D. MACLAGAN, C. S. I., Secy. to the Govt. of India,
Revenue of Agricultural Dept.

Delhi, October 30th, 1912.

D.-o. No. 461.

MY DEAR MACLAGAN,

Before I left Simla, His Excellency instructed me to write to Sir James Meston, asking if he would be willing to transfer the services of Mr. Griessen from Agra as Superintendent of

Tree Planting and Gardening in the new city. Sir James answered that, though he could ill spare him, he would not refuse to give him up for what he recognised to be an Imperial need. I have today seen Mr. Griessen and discussed with him the terms on which he would be willing to take up work at Delhi.

It is clearly a case of offering him terms. He himself is unwilling to leave Agra, where living is cheap, and where he is carrying out a number of works of recognised importance. Moreover, he is a man of somewhat independent temperament, and it would be better not to employ him at all than to attempt to transfer him on terms which would not compensate him for the move.

His pay and allowances at Agra now amount to Rs. 515, and he has been recommended for an extra allowance of Rs. 50 for the work of the Hewett Park. He also has a free house. During the Durbar we gave him allowances which brought his pay over Rs. 715, and he also drew halting allowance, so that he received, on the whole, over Rs. 800 per mensem. It is, I understand, His Excellency's wish that Mr. Griessen should be placed in superior charge of all gardening and tree-planting operations, including parks and roadside avenues. In this capacity he would have much original work to do, and would have to control a large establishment. It will also be necessary for him to take up his residence at once on the site of the new city, in order that he may get to work on his nurseries, for the nurseries situated in temporary Delhi are too far away and need replacing at once by nurseries nearer the proposed site. This will, of course, add a good deal to his personal expenditure.

In all the circumstances, I do not think that it is unreasonable to suggest for him a consolidated pay of Rs. 700, rising to Rs. 850. I am aware that this sounds high for a gardener; but I think two facts must be borne in mind—*firstly*, that Mr. Griessen has exceptional qualifications for the post, and there is certainly no man in Northern India who is so well fitted as he is to make a success of the work in Delhi; *secondly*, the parks and avenues for the new city would be almost as important as the architecture. Lack of skill or experience in this class of work may not only cause great delay in the development of the city, but may go far to mar the efforts of town-planners and architects.

I have no *locus standi* with regard to permanent Delhi, and do not, therefore, forward the case officially, but should be obliged if you would take the necessary steps to obtain sanction to this proposal. As action has been taken at His Excellency's request, I am forwarding a copy of this letter to Sir James DuBoulay.

I am, yours sincerely.

(Sd.) W. M. HAILEY.

This is all right and must be settled as we want. I do not understand what he means by saying that he has no *locus standi* with regard to permanent Delhi. He is only Chief Commissioner?

H.

No. 97.

FROM CAPTAIN G. S. C. SWINTON.

2, *Hyde Park Street, W.*, November 1st, 1912.

DEAR LORD HARDINGE,

I start a week hence, and we shall meet so soon that there is little advantage in my writing to you at length; but I must say that I am grateful to Your Excellency for taking my letter of September 20th in such good part:

It was, as I told you, written in a hurry to catch the mail; and when I read it over, it implied, I admit, that I was blaming others, whereas I was really trying to point out that my convictions as regards the "tentative" site had never been so fixed as to prevent me from looking at all other suggested sites with an open mind.

I am glad to be able to tell you that Lutyens also is quite open-minded to consider any site.

We had an hour together this morning, and we are to have a final pow-wow with Brodie on Tuesday, two days before I start.

But I do not think that any of us like the newest railway proposals.

I am not sure about Brodie's views, but Lutyens agrees with me as regards the advantage of decentralisation in town-planning, of magnets to draw out the new city and ensure the most favourable conditions.

This new railway idea would appear to mean ultra-centralisation and increased congestion!

I know that the railway interests are of the utmost importance, and that the trade of the city must be in no way jeopardised; but I think that Your Excellency will agree that we should endeavour to secure this without sacrificing our ideals.

With kind regards to Lady Hardinge,

I am, yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 98.

FROM E. L. LUTYENS, Esq.

17, *Queen Anne's Gate, Westminster, S. W.*,
November 1st, 1912.

[Private.]

MY DEAR LORD HARDINGE,

Many thanks for your letter of October 6th, 1912. I can assure Your Excellency that I shall return to India with a perfectly open mind as regards the site for your Government House and all other questions! I shall look forward to meeting Clutterbuck, and if the Ridge can be properly afforested without the trees crying aloud to be repotted after a few years by their stag-headedness, and the additional expenditure on walls, stairways, &c., can be allowed, I can have no reason to regret such a decision. My argument is not the actual distance, but a similar distance in the form of winding roads and stairways would appear greater, and Government House with its Council Chamber would appear aloof. Sir Thomas Holderness sent for me this week, and said to me—privately of course—that Lord Crewe would approve my appointment if I could get Baker to collaborate with me. I got his assent to this by cable. I refer to Herbert Baker of South Africa. Lord Crewe did not want confidence in me, but he would be able to appease the public better. Alas I seem to have got enemies, and I always felt pride in having none! Baker has a delightful personality and most pleasant to work with.

I saw Lanchester about the conditions of competition, which Your Excellency sent over. He does not like them, and has made notes on them, which he has given to Sir T. Holderness, and which will no doubt be forwarded to you.

I do not feel sure as to whether I am in order making any criticism on them; but if it is the intention of Your Excellency's Government to induce the best of those architects here in England that go in for competitions, I do not think they will be successful, and on these grounds I agreed to the notes Mr. Lanchester made on the conditions.

I am very sorry about Sir Richmond Ritchie's death. He was very kind and friendly to me; I shall miss him greatly.

I need not say how much I look forward to seeing Your Excellency next month.

Yours sincerely,

(Sd.) EDWIN L. LUTYENS.

No. 99.

To THE HON'BLE MR. E. D. MACLAGAN, C. S. I., Secy. to the Govt. of India,
Revenue and Agricultural Dept.

Viceroy's Camp, November 2nd, 1912.

MY DEAR MACLAGAN,

Hailey has sent me, for the Viceroy's information, his letter, dated the 30th October, addressed to you on the subject of securing Griessen's services for Delhi. The Viceroy wishes me to let you know that he attaches very great importance to securing Griessen for Delhi, and desires that it may be duly arranged.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 100.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceroy's Camp, November 2nd/4th, 1912.

MY DEAR HAILEY,

Thanks for your letter about the employment of Griessen at Delhi. I have written to MacLagan, telling him that the Viceroy desires that the matter may be arranged.

His Excellency did not quite understand the last sentence of your letter to MacLagan, in which you said that you had no *locus standi* with regard to permanent Delhi. Surely, as Chief Commissioner of, Delhi you have a very important *locus standi*.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 101.

Viceroy to Captain Swinton, London.

Telegram, 5th November 1912, 5 p. m.

Please ask Lutyens to prepare a lay-out for Raisina.

No. 102.

To P. BROWN Esq., Principal, Govt. School of Art, Calcutta.

Viceroy's Camp, November 5th, 1912.

DEAR MR. BROWN,

I am to acknowledge the receipt of your letter of the 9th October which was addressed to Colonel Maxwell. The Viceroy has directed it to be printed for reference in case of necessity hereafter; but for the present, as you doubtless realise, it is somewhat premature to discuss the execution of the details of the architecture which shall eventually be adopted for Delhi.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 103.

To E. L. LUTYENS, Esq.

Delhi, November 6th, 1912.

[Private.]

MY DEAR LUTYENS,

I have been for the last two days in Delhi, and, accompanied by Gordon, Goument and Ward, I have visited all the possible sites of Government House in the new area. We were all of us unanimous in considering that Raisina Hill is by far the best site, and that it would not be difficult to make a layout with which we should be able to cope satisfactorily. Taking off the top of Raisina Hill, we arrive at the same level as that of the tentative site. There will be a level space of at least five acres, the gardens will be terraced, while the park below will have the great advantage of having some of the best soil near Delhi. The house will occupy a commanding position on all sides, while the views from the house will be by far the best that can be found. The cost of preparing the site would, according to the views of the engineers, be practically the same as that of the tentative site. The Sikh tomb, which it is impossible to remove, would be about four or five hundred yards away; but as we could remove the wall and make the enclosure very much smaller, with the entrance on the other side, we do not think that this would present any serious objection, while it would serve as a standing example of the toleration of Government. There are in the distance several brick-kiln mounds which, I am told, could be very satisfactorily treated by a landscape gardener. We

were all unanimous on the subject, and the engineers considered that the rock of Raisina Hill could be very well treated. It would also have a great advantage, in that it would be easier to pump water there than to the Ridge or other sites occupying a westerly position. I think that, when you study it as we have done, you will also be of our opinion.

As regards the Ridge site, although it is undoubtedly a possibility, I think it would be a mistake to enter upon a struggle with Nature, in which it is quite possible that Nature might triumph in the end if our efforts flagged. I examined it very carefully in company with Goument, who was an advocate of that site. I think he is now resigned to giving it up.

I also visited the Malcha site, for which Swinton has a predilection. It has some of the same difficulties as a site further up on the Ridge, since there is the same stony background. It is also too far away, and it would be impossible to regard the two Delhis as one town and under one administration. I therefore telegraphed yesterday to Swinton, and asked him to ask you to prepare a lay-out with Raisina Hill as the site of Government House.

I am off to Rajputana today and, with the exception of a short break at Delhi about the 8th of December, I shall not get back until the State Entry on the 23rd of December.

Where do you propose to put your chimneys in your picture of new Government House?

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 104.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr. of Delhi.

Delhi, November 6th, 1912.

D.-O. No. 612.

MY DEAR DUBOULAY,

Thank you for your letter of 2nd about Griessen. I am sorry that I used a somewhat inaccurate expression in saying that I had no *locus standi* in regard to permanent Delhi.

I really meant only to explain my reason for sending the proposal up in demi-official form and my mention of His Excellency's wishes in the matter. Pending a decision as to the authority—whether a committee or otherwise—which is to frame proposals for and control the construction of new Delhi, I have not felt myself authorised to submit official proposals regarding the appointment of a staff, or similar matters. I am taking this opportunity of sending you a separate letter regarding the arrangements for New Delhi.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

No. 104a.

FROM R. BARRATT, Esq., Artist.

*The Athenæum, Pall Mall, S. W.,**November 10th, 1912.*

[Private.]

DEAR LORD HARDINGE,

As Chirol has left for India, I venture to send you this note—not to be acknowledged—repeating my very sincere hope that Lutyens—with Herbert Baker, may be jointly commissioned to carry out the designs for Government House and Secretariats, and generally control the scheme of new Delhi.

I have no motive except that this unique opportunity should be a gigantic success. I said before there are half a dozen able architects in London. I know them all, but Lutyens is the best fitted in his personality—and with Baker—the two men make an ideal combination. Being competent to judge, I have regretted this delay in making the appointment, but I understand the difficulties.

I have been able to show Lord Crewe that the leading newspapers are favourable to Lutyens. *Times*; *M. Post*; *Pall Mall Gazette*; *Pioneer*; *The Builder* (the leading architectural paper) *Country Life*; *National Review*, &c., &c.

Also the other able architects are favourable to Lutyens' genius. Bloomfield, Jackson, Stokes, Webb,—engineers—who have shown me the younger generation of clever architects are keen Lutyens should have the commission. I need not give you a list of intellectuals, like Sir George Birdwood, who have voiced Lutyens' praises. That there should be some opposition, differences of opinion, is only natural, where few people know of such a special line of art.

I can well imagine your anxiety—the result should be more than satisfactory.

To conclude, I am confident Lutyens and Baker are exceptionally fitted to create the new capital. The designs you have now are full of ability and, when detailed, will be epoch-making.

Yours sincerely,

(Sd.) REGINALD BARRATT.

MEMORANDUM.

I wish first to state what are the requirements if we are to push on the work of building New Delhi without delay—

- (i) There must be a central authority responsible for the *initiation* and discussion of the multitude of problems which will arise regarding the construction of the city.
- (ii) The central authority must have authority to *decide* all but the most important of the questions which arise.
- (iii) The authority must have adequate financial powers. This is obvious, even in the question of Durbar expenditure—a comparatively minor matter—it was necessary for the Government of India to make very considerable delegations of power under the Financial Codes.

2. Given the necessity for such an authority, provision can best be made for it by creating a small Committee.

3. There is no one Department of the Government of India which can appropriately be placed in charge.

4. The Committee should not, I think, consist of more than four persons—a Presiding Officer, an Engineer, an Architect, and a Finance officer. It should also, of course, have a Secretary. The Viceroy should exercise control from without; all the proceedings of the Committee should be reported to him, and it should be clearly understood that he would call on the Committee to reconsider any point which he felt to be open to criticism. The Presiding Officer might then suitably be a Chairman, with a casting vote. The Chairman should be the Chief Commissioner.

5. The Engineer member should be the Chief Engineer, Delhi. To appoint any other officer to criticise the scheme of the Chief Engineer would be a needless duplication of work. The Architect should, like the other members of the Committee, be a whole-time officer. The Architect would be required to do a great deal of work, both in designing and supervision. Finally the Finance member is required, because the Government of India must, in order to secure rapid and efficient working, make a sufficient delegation of its powers under the Financial Codes. It will not feel itself justified in making this delegation unless its interests are safe-guarded by a Financial member with a power of reference, should his opinion be rejected by the Committee.

6. These would be the ordinary members of the Committee. They should all be practically on whole-time duty with it. Routine work in India

is too exacting to allow an officer burdened with it to give the energy or initiative required to deal with problems such as Delhi will present. At the same time these recommendations involve the minimum of expenditure in administration.

7. To the ordinary members of the Committee I would add four consulting members, whose advice would be asked when necessary, *i. e.*, the Director-General, Indian Medical Service, the Sanitary Commissioner, Government of India, a Railway officer, and an officer representing military interests, preferably the officer in charge of the construction of the new Cantonment. The consulting members would be invited to attend meetings when necessary, and would deal with the Committee direct on questions affecting their subjects.

8. Any powers exercised by the Committee would, on the above system, be subject to the general control of the Viceroy. In addition they would be required to submit formally to the Government of India any radical proposal to alter the lines of the "lay-out" approved by the latter, as also any proposal to grant special concessions in respect of land or easements, or any variation of regulations (such as those prescribing the size of compounds), or of schemes (such as those for employing private agency for house building, or for giving out plans on competition), on which the Government of India had passed orders. As regards the Financial Codes, the Committee should have the powers of the Government of India, subject to the conditions (1) that they would have no power to deal with their own emoluments; (2) that they would have only the powers of a Local Government as regards special allowances, deputation and temporary appointments. As regards the Public Works Department Code, they would have the powers of the Government of India. They should have in addition the right of purchasing stores direct from Europe without reference to the India Office.

18-11-12.

H.

No. 105a.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Viceroy's Camp, November 18th, 1912.

MY DEAR HAILEY,

The Viceroy wants to know how the acquisition of land for the new Cantonments at Delhi, and also how the acquisition of land on the United Provinces side of the Jumna, are progressing. Would you kindly find out and let me know as soon as possible?

Yours sincerely,
(Sd.) J. H. DUBOULAY.

No. 105b.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Delhi, November 21st, 1912.

MY DEAR DUBOULAY,

With reference to your letter of the 18th, I have received no information as yet of sanction being given either to the acquisition of land for the new Cantonment or for that of land on the United Provinces side of the Jumna. I am making an enquiry on the subject from Wheeler and have asked him to wire his reply.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

No. 106.

Secretary of State to Viceroy.

Telegram P., 22nd November 1912, 5 p. m. (Recd. 23rd, 6 a. m.)

Private. New Delhi. Baker is, I hear, coming over in December from South Africa on business of his own. Lutyens will miss him by a week. If you take kindly to the idea of a partnership between them for the designing of Government House, I might sound Baker on his arrival about it. Or you might like Lutyens to postpone his departure until he could discuss matters with him. I have not suggested this to Lutyens, as possibly you may prefer to discuss the whole situation with Lutyens before opening conversations with Baker. I would be glad to know what your wishes are.

No, 107.

FROM CAPTAIN G. S. C. SWINTON.

Bombay, November 23rd, 1912.

DEAR LORD HARDINGE,

I must write to report my return to Your Excellency's territories.

We arrived yesterday after an exceptional storm which did a good deal of damage and made us so late that I could not get my luggage off in time to start north last night. However, I am off tonight and shall be in Delhi before you get this.

The latest letter, which I have had from Your Excellency, was one of the 14th of October from Srinagar, and I hope I missed none. Anyway, I understand that you will be at Delhi again before long, so we shall be able to *talk* about things. Your telegram asking for a lay-out for Raisena reached me before I left, and I was able to discuss such possibilities with both Lutyens and Brodie, and Lutyens will sketch out a plan. There are unquestionable advantages in that site, but also some counter-balancing disadvantages.

I will endeavour, in the next few days, after seeing Montmorency and Ward and going over the ground carefully, to marshal, dispassionately, the advantages and disadvantages of all the sites.

At the moment the suggested new railway station, a fresh report on which met me here, strikes me as indifferent and costly town-planning, though it may be good railway management. But many considerations will have to be weighed.

I think it well to go straight to Delhi now in order to get abreast of the work that has been done in our absence, but I shall try to visit Lucknow and Calcutta before we all three settle down. When I left them, Brodie and Lutyens were thinking of coming to Delhi *via* Madras and Calcutta, and I believe that this is a good scheme, provided that it falls in with Your Excellency's arrangements, and that they have the time.

I am glad to see that you had a good shoot in Kashmir, and I hope that it will be the same at Bikaner.

One of my fellow-travellers, an old Bikaner resident, Colonel Erskine, a cousin of the Sergeant-at-Arms, went off last night to meet you.

With kind regards to Lady Hardinge,

I am, yours sincerely,
(Sd.) G. S. O. SWINTON.

No. 107a.

Private Secy. to Viceroy to Secy., Home Dept.
Telegram, Viceroy's Camp, 24th November 1912.

The Viceroy wishes to know at once how the acquisition of lands

(a) for Cantonments,

(b) on the United Provinces side of the Jumna is progressing.

Please telegraph as soon as possible.

No. 108.

Secy., Home Dept., to Private Secy. to Viceroy.

Telegram, Simla, 25th November 1912.

Your telegram of 24th. Case about acquisition of land on the United Provinces side of the Jumna has been considered in Home and Finance Departments, and also by the Chief Commissioner of Delhi. There is general agreement as regards acquisition of land adjoining the river and also land running back along the Grand Trunk Road, but Finance Department objects to acquisition of land lying in the hinterland, which is required for grazing purposes. Mr. Hailey recommends immediate acquisition of this land as well as the balance, and Hon'ble Home Member agrees with him, but he suggests that Chief Commissioner should first obtain a competent adviser of the Agricultural Department to draw up a scheme for utilising the trans-Jumna grazing grounds. The file is being submitted to His Excellency for orders, with the suggestion that it might be circulated. Question of acquisition of land for cantonments is being dealt with in Army Department, and that Department is being asked to let you know how matters stand.

No. 109.

Viceroy to Secretary of State.

Telegram P., No. 28-C., 25th November 1912, 8 p. m.

Private. Please refer to your private telegram of November 22nd regarding new Delhi. My letters to you of November 18th and November 20th explain my views about Lutyens and Baker. I should like to discuss the whole situation with Lutyens before anything is said to Baker, as suggested by you. Lutyens in three weeks' time will be at Delhi.

No. 110.

Viceroy to Captain Swinton, c/o Chief Commr., Delhi.

Telegram, 25th November 1912, 8 p. m.

Welcome back to India. Thanks for your letter of 23rd. I hope to see you at Delhi on December 8th. If you go anywhere, I advise you to go to Mandu, near Indore, where you will see what is considered to be the best style of Indian building and architecture. Lutyens would do well to go there instead of to Calcutta, where there is nothing worth seeing from an architectural point of view. If you should go to Mandu, let me know, and I will ask the Resident at Indore to make the necessary arrangements.

No. 110a.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, November 25th, 1912.

MY DEAR DUBOULAY,

I am really ashamed of troubling you and, through you, His Excellency with so many letters, but it is unavoidable in view of the prolonged touring which has been necessary this year.

I have been doing my best to find out how matters stand here in regard to the accommodation furnished for the staff of the Secretariats. I think that the Indian staff has been done very well, and I can hear of no complaints. A good many are down with slight attacks of malaria, and one of my men has been seriously ill from the same cause, but on the whole I do not think they have anything to complain of. No doubt they will feel the cold later on, but that cannot be helped. On the whole I think they are very well done.

I am sorry, but I must say the very opposite, in regard to the European staff—I mean the subordinate European staff. It was decided, I think after I left, to put them in tents. A tent in Delhi is not a very pleasant thing at any time, as my excellent colleague Butler will no doubt find out; but tents *can* be made comfortable and *should*, I think, be made comfortable for men who are obliged to come down here on account of the policy of the Government of India.

The tents for the subordinate European staff have been pitched miles away on the site of one of the old Chiefs' camps. I cannot conceive why they have been put so far off from the Secretariat in which they will have to work from rosey morn to dewy eve. It is a most unfortunate state of affairs, and I suppose it is too late to alter that now, but the location is really a hopeless one, as there is not a market or shop anywhere near it, where provisions, &c., can be obtained. All this entails an amount of hardship which I think might have been avoided.

I understand that they have not yet got any light, which makes life almost unbearable for them, and generally speaking the camp is in a very behind-hand condition.

I hear that one of the staff of the Legislative Department had to sleep last night in a tent which had no sides to it. To sleep under an umbrella, for that is what it comes to, just now is both uncomfortable and dangerous, as the nights are already very wet from dew and very cold.

The kitchen arrangements are, I am told, scanty, very poor, and in some cases actually not yet complete.

What, however, I venture to suggest, with great respect, is that His Excellency should tell you to write very strongly to Cole, or whoever is the right person, to take up the question of the camp at once and get it finished and made as comfortable as possible. It is quite evident to me that the

European subordinate staffs' camp has been neglected, and perhaps it was unavoidable in view of the great pressure of work elsewhere, but the pressure is now on the decline, and I do not think a day ought to elapse before this camp is put into proper order.

I venture very respectfully to make another suggestion. The distance from the Secretariat and from the markets and shops quarter is almost prohibitive, and I think that it would be an excellent thing if we could run something like a covered trolley or two, morning and evening, to and from the camp on the narrow gauge Durbar line which is still in existence. There are probably engines left and possibly even cars, but something, I think, should be fixed up without delay to enable the European subordinates to get to the official and business quarters with advantage and in reasonable time. This may not be possible, but I throw it out as a suggestion, and I think in any case it is worth while enquiring into. Something must be done to make it possible for these men to get to their homes in a reasonable time.

The only tragedy which I have to report is the sudden departure of Ali Imam in a huff,* because he says the house provided for him is absolutely uninhabitable. He has sent all his family down to Calcutta, and says he would rather live in one room in a hotel than inhabit the house which had been allotted to him.

I thought His Excellency would like matters smoothed over, if possible, so I drove round with Cole trying to find a more suitable house for him. We do not, any of us, want to create the impression that he is badly housed, because he is the Indian Member. I think Cole and I have succeeded in getting him a house which, with a certain amount of tinkering, will make him a very comfortable habitation.

The only comedy I have to report is that, if I leave my house to escape whiteants, I find myself in the Secretariat surrounded with hammerers, builders, plasterers and coolies, and I am well anointed with paint and plastered with brick dust, and generally made to understand that the sooner I clear out the better. All that is, of course, unavoidable, and it has not in the slightest degree affected me, although I am bound to say that my temper has become something awful. I think however that, by the time my colleagues come down, and certainly by the time the Council meets, the Secretariats will be in full swing and with nothing much to complain of.

Personally I think the whole of this Delhi has panned out infinitely better than any one could have hoped, and certainly better than I myself expected.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

P. S.—Swinton arrived this morning, and I have been marching him all over the "sites" this afternoon. I left him blind and choking with dust and feebly protesting that he had only just arrived.

* *Alias h-l* of a temper.

No. 110b.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, November 26th, 1912.

No. 1125.

MY DEAR DuBOULAY,

With reference to your recent enquiry regarding the acquisition of lands in the United Provinces and for the cantonments, Wheeler has telegraphed to me that the papers regarding the acquisition of land across the Jumna are being submitted to His Excellency. The question of the cantonment lands is, he states, still under consideration in the Army Department.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

No. 110c.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secretary to the Govt. of India,
Home Dept.

Viceroy's Camp, November 26th, 1912.

MY DEAR WHEELER,

I send you this to circulate. I think it should start from Home Department.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Memorandum by Lord Hardinge, dated the 18th November 1912, *re* building of new Delhi.

No. 110d.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, November 26th, 1912.

MY DEAR DuBOULAY,

I have been going into the question of the accommodation more immediately in connection with the Council Chamber. I have had the advantage of discussing the question with Colonel Cole, who is, as always, most helpful.

There is no room at present allotted for me as Vice-President, and I think that it is absolutely essential that I should have a *small* room in which I can interview Members of Council in connection with the business of the day. The absence of such a room was one of the great difficulties in Calcutta, and I had literally to annex the "Members' room" to see the various Indian Members in regard to their resolutions and the general conduct of business as affecting them.

It so happens that, there are two *small* writing rooms next to the Members' Library, one of which, I think, could quite well be given up to the Vice-President without causing any one the slightest inconvenience. There will still remain writing tables in the Library and a special writing room for the use of Members.

Colonel Cole anticipates no difficulty as regards these arrangements, and all I have to ask is His Excellency's sanction to make this small alteration. I do so not the least as Fleetwood Wilson, but as Vice-President who is really obliged to interview Members on a different footing to anybody else in the absence of the Viceroy.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 111.

Secy., Army Dept., to Private Secy. to Viceroy:

Telegram, Simla, 27th November 1912.

Please refer to Home Department telegram No. 1317, November 25th. Case regarding acquisition of land at Delhi for cantonment is being referred to Finance Department, with draft despatch to Secretary of State asking for sanction. Case has been somewhat delayed by consideration of proposal to acquire, in addition to whole of Block A, a strip at western end of Block D, which drains into former. Cost of acquiring this strip has only just been intimated by Chief Commissioner, and draft despatch is now complete and will be submitted to His Excellency shortly. •

No. 111a.

To THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Viceroy's Camp, November 28th, 1912.

MY DEAR SIR GUY,

His Excellency is quite willing to agree to one of the two small writing rooms in the Council Chamber being reserved for the Vice-President as you suggest.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 111b.

To LIEUT.-COL. H. W. G. COLE, c. s. i., Director of Temporary Works, Delhi.

Viceroy's Camp, November 28th, 1912.

MY DEAR COLE,

The Viceroy has heard rumours that the arrangements for the European clerks and subordinates are very uncomfortable.

No lights, kitchen arrangements scanty and poor, and in some cases incomplete, and location very far from markets.

His Excellency would be grateful if you would look into the matter and have the camp finished up as soon as possible, and these people made as comfortable as possible.

Would it be possible to make any arrangement for running a covered trolley or two morning and evening to and from the camp on the narrow gauge line, if this part of it is still in existence. Please pass this suggestion on from His Excellency to the proper quarter.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 112.

FROM THE HON'BLE MR. W. M. HAILEY, c. i. e., Chief Commissioner of Delhi.

Delhi, November 28th, 1912.

D. o. No. 1205.

MY DEAR DuBOULAY,

I forward herewith, for His Excellency's use, a printed copy of Mr. Ward's estimates.

I venture to think that His Excellency will agree that the work done by Mr. Ward, in preparing these estimates, has been of the highest value to us. They provide, in the first place, material which will be invaluable to the Town-Planning Committee in preparing their report, and will enable them materially to abbreviate the period of their labours. They furnish, in the second place, material which will enable the Chief Engineer to prepare the preliminary estimates which will be necessary to secure the Secretary of State's sanction to the scheme as a whole; in fact, it should be possible for the Chief Engineer to adopt Mr. Ward's figures with the necessary modifications due to changes in the lay-out, &c. Thirdly, they focus in one place a number of floating questions on which the immediate decision of the Government of India is required.

I have now sent these estimates to the various Departments of the Government of India, and enclose a copy of my letter No. 739, dated the 13th November 1912, to the Public Works Department, which will show the line

which I have ventured to recommend should be adopted by the Government of India in dealing with the estimates. I have also taken the opportunity to address the different Departments with regard to the questions referred to above on which the orders of the Government of India are required. These questions are mainly financial, and a decision is necessary in order to enable us to prepare our preliminary estimates in as complete a form as possible. I have, in the first place, asked the Railway Department for a formal decision whether the whole of the expenditure on the railway diversion and new stations will be accepted as a charge against the railway account. I have, secondly, asked the Commerce and Industry Department whether we need include anything on account of Post and Telegraph Offices, which would ordinarily be charged to the accounts of the Commercial Departments concerned. I have, thirdly, asked the Finance Department whether it is necessary for us to include any charge on account of auditing the expenditure to be incurred on the construction of the new capital. I have, fourthly, enquired from the Revenue and Agriculture Department whether the charge of afforesting the Ridge (should this be undertaken) can be treated as expenditure under the ordinary service head, instead of as a debit to the new capital. I have, at the same time, asked that Department to lend me the services of a Forest officer who can draw up a definite working plan and estimate of expenditure to be incurred on the afforestation. Fifthly, I have asked the Education Department to say whether grants-in-aid will actually be required in respect of Presbyterian and Wesleyan Churches in the Civil Station, as it is doubtful whether under the ordinary rules an obligation would arise to subscribe towards them. Sixthly, I have, in addressing the Army Department, requested that they will state whether they will accept the sum which it is proposed to debit to the Army estimates on account of a proportional share in the drinking water installation, and have further requested information whether the cantonment will require any supply for irrigation purposes.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Dehli, to
the Secretary to the Government of India, Public Works Department, Simla.

No. 739.

Delhi, November 13th, 1912.

SIR,

I have the honour to forward herewith copies of the preliminary report and estimate of the cost of the new capital at Dehli, prepared under the direction of Mr. T. R. J. Ward, C. I. E., M. V. O., M. I. C. E., Special Engineer, together with a note by Mr. G. F. deMontmorency, I. C. S., lately Officer on Special Duty under the Home Department, Government of India.

2. These estimates were prepared mainly for the information of the Town-planning Committee, to whom advance copies have been forwarded. Since their completion, they have been examined by Mr. C. E. V. Goument, c. s. i., m. i. c. e., lately Chief Engineer to the Government of the United Provinces, in personal consultation with Mr. Ward. Availing himself of the advice offered by Mr. Goument, and of his great experience in engineering and sanitary matters, Mr. Ward is now engaged in considering a number of alternative schemes suggested by the latter, such as the possibility of extending the existing Municipal supply for domestic water, the construction of a channel from the Western Jumna Canal for irrigation purposes, and the like. These alternatives have a very important bearing on the total capital cost of the new city, and their main outlines should be worked out at once.

3. As regards the action which should be taken with the estimates now forwarded, I venture to offer the following suggestions. In the first place, an effort should be made to make them as complete as possible in order to fulfil their primary purpose, *i. e.*, the formulation of the material necessary to enable the Town-planning Committee to consider its report to the Government of India. The Special Engineer should therefore press on the investigation of the alternative schemes already referred to as a result of his consultation with Mr. Goument, and should, as soon as his investigation is completed, prepare a revised preliminary scheme. This revision would also take into account such material as has subsequently become available, *e. g.*, the Electric Supply Scheme drawn up by Mr. J. S. Fitkeathly, c. v. o., which has lately been received; and would embody a modification of some minor details such as appear to call for criticism. Thus the provision for hospitals is obviously inadequate, and the estimate for land acquisition makes no allowances for probable increases granted by the Civil Courts. These and similar points will now be taken up and reconsidered.

4. The revised preliminary estimate will form the basis of the report to be presented by the Town-planning Committee. But it will have a further use, in that it can also be utilised by the Chief Engineer, Delhi, in the preparation of the estimates required, in order to secure the administrative approval of the Secretary of State to the scheme as a whole. As soon, therefore, as the Town-planning Committee has reported to the Government of India, the Chief Engineer should, with aid of the material now collected by Mr. Ward, proceed to draw up an estimate for submission to the Secretary of State; this estimate would, in fact, be only an adaptation of Mr. Ward's revised estimate. As soon as the Chief Engineer's estimate has been sent home, he should be in a position to undertake the detailed estimates necessary for the sanction of the Government of India or the authority charged with the construction of the new city, should the Government of India decide to make any delegation of its powers in this respect.

5. If my view as to the course which should be taken in regard to these estimates is correct, the Government of India will no doubt desire to defer for the present any detailed examination of the figures now put forward. One chapter in the estimates, however, calls for early action that, namely, which relates to the engagement of the necessary establishment of Engineers (Chapter IX). I understand that the Chief Engineer has already been nominated, and will shortly join his appointment; but it is advisable that the remainder of the staff, who will be engaged during the first year, should be earmarked at once in order that they may make the necessary arrangements for their transfer, and that those requiring leave should be able to take it before joining their appointments at Delhi. It will be the first duty of the Chief Engineer to submit proposals regarding the strength of the staff and office establishment required by him at the commencement of operations. I understand that the Government of India now has under discussion the question of the authority which shall be responsible for the control of all arrangements connected with the construction of new Delhi. Pending a decision on this point, I propose to ask the Chief Engineer to submit his proposals, and will forward them to the Government of India.

6. I would further note that the estimates have brought to light several problems on which it would be an advantage to secure the early orders of the Government of India. They are mostly of a formal nature, but a decision is required if the Chief Engineer is to be able to present his estimates in a complete form. Thus it is necessary to decide whether orders are to issue for the inclusion in the estimates of provision for railway re-alignment and new stations, for afforesting the Ridge, expenditure on audit and the like. I am addressing a separate communication to the Departments concerned on these points.

I have, &c.,

(Sd.) W. M. HAILEY.

P. S. V.,—

Please ask Hailey to express to Mr. Ward my warm appreciation of the care and ability with which he has drawn up the estimates of new Delhi which will be quite invaluable to the new Chief Engineer and those collaborating with him.

Please also tell Hailey that I entirely approve of all the steps that he has taken in addressing the various Departments of the Government of India.

I should also like the Public Works Department to send home officially a copy of the estimates as provisional estimates.

H[ARDINGE.]

No. 112a.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, December 2nd, 1912.

[Private.]

MY DEAR DUBOULAY,

I am very grateful to His Excellency for writing to Cole about the European subordinates.

The chief (and legitimate) grievance is the absence of light, and I have had to sanction additional expenditure.

It had not been realised that these folk cannot afford cooks, and the wives who look after the feeding naturally grouse at having to cook in the dark!

I have sanctioned a light for each kitchen. One of the chief causes of delay has been the great increase in the military subordinate staff over the original numbers.

I hope that with "my" money and Cole's goodwill, these good people will be comfortable by the time His Excellency enters Delhi in State.

Yours collapsedly,

(Sd.) GUY FLEETWOOD WILSON.

No. 113.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., Secretary to the Government of India, Public Works Dept.

Viceroy's Camp, December 4th, 1912.

MY DEAR GORDON,

You have, I think, received from Hailey a copy of Ward's estimates (printed) for new Delhi.

The Viceroy asks me to say that he would like these estimates to be sent home officially as provisional estimates.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 113a.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, December 4th, 1912.

D.-o. No. 1237.

MY DEAR DuBOULAY,

I send you a copy of a letter No. 582, dated 5th November 1912, regarding the Jaisingpura lands which I addressed to the Foreign Department. His

Excellency spoke to me about the question, he expressed his desire that it should be decided as soon as possible. I have not received a reply as yet.

I am, &c.,

(Sd.) W. M. HAILEY.

[ENCLOSURES TO THE ABOVE LETTER.]

Letter from the Hon'ble Mr. W. M. Hailey, C. I. E., Chief Commissioner, Delhi, to the Deputy Secretary to the Government of India, Foreign Department, No. 532-Foreign, dated Simla, the 5th November 1912.

I have the honour to refer to your letter No. 1763-I.B., dated the 19th August 1912, to the Agent to the Governor-General in Rajputana, a copy of which was sent to the Deputy Commissioner, Delhi, with Government of India, Home Department, endorsement No. 822, dated the 23rd August 1912.

2. A further examination of the lands situated in the village of Jaisingpura, in which the Maharaja of Jaipur is interested, has brought out the following facts. There are five kinds of lands to which the Maharaja's claims relate. The first plots are those in which he is sole owner and which he cultivates through tenants at will. There are also two other kinds of plots of which he is owner, but which are encumbered with the possession of occupancy tenants and other tenants holding on perpetual leases. The Maharaja's control over these tenants is limited both by law and custom and their tenure is practically perpetual. It would be impossible for him to compel these tenants to fulfil any of the conditions mentioned in paragraph 2 of your letter. There are other plots, the land revenue of which is assigned to the Maharaja, but the proprietary title of which belongs to others. Here too obviously the Maharaja has no control over the owners. Finally there are the village sites of Madhoganj and Bas Hanuman. The Maharaja's agent alleges that these village sites belong to the Maharaja, and that the buildings on them were erected by his permission. The numerous owners of the buildings, however, deny his title in toto and it is extremely doubtful if he could sustain it in the courts.

3. The agents of the Maharaja are at present leasing parts of the proprietary lands for brick kilns and rendering their future treatment by town-planners both difficult and expensive. The situation is, therefore, not an easy one, and it is clear that we cannot give effect without some modification to the orders conveyed in the Government of India letter under reference. I have the honour to suggest the following solution :—First, that the Maharaja receive an assurance of retaining his title as proprietor in those parts in which he has full proprietary right without encumbrances on the condition he accepts Government as his tenant. Possession should be given at once, leaving Government to deal with the existing tenants. Government would pay him the ordinary prevailing agricultural rents, as assessed by the Collector and would receive a free hand either to cultivate these lands or lay them out for roads, parks or buildings. If we cease at any time to require the land for the new Capital, Government would give up its tenancy. Secondly, that Government should acquire the proprietary right over those agricultural lands on which the Maharaja has an incomplete title. Thirdly, that the village sites be acquired, leaving the courts to decide the relative claims of the Maharaja and the occupants to the compensation assessed.

4. Owing to the leasing of the lands which are around the Jey Singh Observatory for purposes which will effectually prevent the making of a park round it, it is desirable that the matter should receive early attention, and I have the honour to suggest that the proposed scheme, if approved by the Government of India, should be brought to the consideration of the Maharaja as soon as possible.

5. It is, of course, possible to give a guarantee that all temples and historical buildings shall be preserved.

Letter from the Deputy Secretary to the Government of India, Foreign Department, to the Hon'ble Lieut.-Colonel W. C. R. Stratton, C.I.E., Agent to the Governor-General in Rajputana, No. 1763-I. B., dated Simla, the 19th August 1912.

I am directed to say that the Government of India have considered the two petitions, dated the 6th and 18th June 1912 (copies of which are enclosed) addressed by the pleaders of His Highness the Maharaja of Jaipur to the Land Acquisition Officer and the Deputy Commissioner, Delhi, respectively, in which it is prayed that the notices issued under the Land Acquisition Act for the acquisition of the *muafi* owned by his Highness in villages Jaisingpura and Madhoganj for the purposes of the Imperial City at Delhi, may be withdrawn.

2. Although the Delhi Town-planning Committee have recommended the acquisition of the area within which the lands and buildings referred to in the petitions are situated, the Governor-General in Council is not of opinion that it is necessary to take over the temples, &c., which are referred to in paragraph 3 of the petitions and which they are anxious to preserve for the objects to which they have been dedicated so long as they are maintained in a suitable manner and all squalid buildings and unsightly surroundings are removed from them. As regards the acquisition of the Maharaja's lands, which comprise old Mughal grants, this will be avoided, if possible, so long as it is understood that His Highness the Maharaja, in any case, will agree to conform to the Government plans in whatever buildings or roads are constructed or in whatever way the lands in question are disposed of, and that no obstruction is placed to the execution of such plans. It will be desirable, however, that the limits of the Maharaja's lands shall be very clearly defined.

No. 114.

To THE HON'BLE MR. W. M. HAILEY, C.I.E., Chief Commr., Delhi.

Viceroy's Camp, December 4th, 1912.

MY DEAR HAILEY,

My thanks for your letter of 28th and its enclosure with Ward's estimates.

The Viceroy desires me to ask you to convey to Mr. Ward his warm appreciation of the care and ability with which he has drawn these estimates up. He thinks they will be quite invaluable to the new Chief Engineer and those collaborating with him.

The Viceroy also asks me to say that he entirely approves of all the steps that you have taken in addressing the various Departments of the Government of India.

His Excellency wants the Public Works Department to send home officially a copy of the estimates, as provisional estimates and I am addressing Gordon accordingly.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

P. S.—If you can spare another copy of the estimates, please send me one.

No. 115.

Viceroy to Secretary of State.

Telegram P., No. 38-C., 5th December 1912, 11 a. m.

Private. Our despatch of October 31st. Delhi Garrison. Am very anxious for an early decision upon the future Delhi Garrison which, I hope, will be accepted since I cannot submit estimates for the acquisition of necessary land for cantonments, building of new lines, &c., until this point is settled.

No. 116.

Secretary of State to Viceroy. (Army Dept.)

Telegram, 10th December 1912, 9-30 p. m. (Recd. 11th, 8 a. m.)

Your despatch No. 179, dated 31st October. Strength of Garrison new Contonment at Delhi. I have sanctioned your proposals as basis on which to frame estimate of the cost. Despatch follows by this mail.

No. 116a.

Private Secy. to Viceroy to Agent to the Govr.-Genl., Central India.

Telegram, Viceroy's Camp, 10th December 1912.

It is possible that the Delhi experts, Lutyens and Brodie, who are due to arrive in Bombay next Friday, may proceed to Indore with a view to visiting Mandu. In that case the Viceroy hopes that you will be able to make all arrangements for their expedition.

No. 116b.

Agent to the Govr.-Genl., Central India, to Private Secy. to Viceroy.

Telegram, Indore, 11th December 1912.

1781-A. Your telegram of yesterday. Arrangements being made to put up Lutyens and Brodie and motor them to Mandu on arrival. Please ask them to wire date and time of arrival from Bombay.

PAPER BY SIR BRADFORD LESLIE

ON

DELHI, THE METROPOLIS OF INDIA, READ BEFORE THE ROYAL
SOCIETY OF ARTS, LONDON.

December 12th, 1912.

It is just twelve months ago since His Majesty the King-Emperor from his Court at Delhi proclaimed that city as the Capital of the Indian Empire.

The following observations are intended to give a brief descriptive outline of a plan for giving effect to the proclamation of His Majesty, which plan, it is submitted, combines such manifold advantages, that it should receive careful detailed investigation before any considerable outlay is incurred in the adoption of any other.

2. Plague and fever are endemic at Delhi. From the latest official returns Delhi heads the list of mortality from all causes, among the four largest towns of the Punjab; and from the annual report of the Sanitary Department it appears that the incidence of plague in the Punjab is seven times greater than in Bengal.

3. Plague is a disease of dirt. It is remarkable that its incidence is much less at cities such as Benares, Patna and Calcutta, situated on perennially flowing rivers which afford the inhabitants the luxury of bathing in the open air. At Delhi the flow of the Jumna is so reduced in the dry season that it is but little resorted to for personal ablutions. This accounts for the greater prevalence of plague in the Punjab, and at Delhi in particular, than in the Eastern Provinces.

4. The climate of Delhi is malarious, fever is prevalent, especially in the cold season, because of the vicinity of the low-lying undrained bed or "Kadr" of the Jumna river, which excepting for a slight fall from north to south is dead flat, and as the flood waters subside becomes a malaria *nidus* of many square miles in extent. The prevalence of malaria is greater in years in which the winter rains are heavy, and less in years in which the winter rains, so beneficial for the crops, are deficient. Its duration also varies, but it never fails to take its deadly toll of the inhabitants of the Imperial city.

5. By the location of the seat of Government at a new city three miles off to the south-west, and five miles from the foundation stones laid by His Majesty, these insanitary conditions will be avoided, but nothing is done to remedy the insalubrity of Delhi proper. Considering the improved knowledge of tropical hygiene and physical and material resources of the present day, it is submitted that measures should be taken to place Delhi at least on a par with Calcutta in point of salubrity.

6. When Colonel Goethals and his staff undertook the construction of the Panama Canal they had a far worse problem to deal with. The climate was deadly. The death roll in the days of deLesseps from fever, dysentery, cholera and drink was appalling. The American engineers realised that unless the workmen could be kept alive it was useless to attempt construction. With characteristic energy they put in practice the latest teachings of tropical hygiene, draining and sterilizing the breeding places of mosquitoes, locating the workmen in sanitary barracks, with pure water, efficient conservancy and strict discipline. By these measures they succeeded in reducing the death-rate to a figure comparing favourably with that of temperate climates.

7. Conservancy, water-supply, drainage, &c., already receive attention in Delhi, but until the dry season swamps of the Jumna are dealt with, malaria will continue its ravages.

8. The present proposal is to convert the swampy dry season bed of the Jumna river into a lake by throwing a dam with an overfall weir across the river a short distance below the south or Delhi Gate of the city. In the first instance, the height of the weir must be sufficient to cover the bed of the river with a sheet of water deep enough to float the dredging plant by means of which embankment and reclamation on both sides of the river would be effected.

9. Evaporation and absorption over the area of the lake would to some extent reduce the dry season discharge of the river.

10. The height of the weir should therefore be capable of adjustment by roller shutters so as to impound in the flood season a certain depth of water to provide for evaporation and absorption, and for supplementing in the dry season the discharge over the weir, convertible into electric energy. This arrangement would afford a valuable addition to the present dry season flow at the Okhla weir, eight miles further down stream. The original borings taken at the site of the East Indian Railway Bridge at Selim-Gurh prove that a substratum of tenacious clay underlies the river bed, and probably extends over the entire area of the proposed lake. If so, loss by absorption or percolation would be practically nil.

11. With the provision of suitable bathing ghats on the lake frontage of the city the opportunity and luxury of personal ablution, which experience has proved to be the best protection against plague, would be conferred on the inhabitants of Delhi, and no doubt they would appreciate the boon.

12. These measures would remedy the principal causes of the unhealthiness of Delhi. The river would at all seasons be a wide sheet of water, entirely suppressing the insanitary "Kadr" valley.

13. Of course, conservancy drainage and water-supply of Delhi proper must be brought up to date to complete the sanitary improvement of the city.

Storm water would drain into the lake, but the sewage outfall would be below the dam into reservoirs treated on the septic system.

14. The site for the seat of Government might then be on the Civil Station, but as the area available between the Ridge and the river is somewhat circumscribed it would be supplemented by about half a square mile reclaimed from the river by means of a stone-faced embankment extending from a short distance above Metcalfe House down to Selim-Gurh point. The land behind the embankment, being filled by dredging from the river bed, would increase the area of the site of the the new settlement to over two square miles, affording adequate accommodation for all departments. Space would be available to accommodate the Viceroy's Body-Guard to the north of Metcalfe House.

15. This site is capable of extension westward of the Ridge, in the direction of the foundation stones.

By way of comparison it may be noted that a quadrilateral figure, bounded on the—

East side, by a line from Victoria Tower to St. Paul's Convent Garden,

North, St. Paul's Convent Garden to Albert Gate,

West, Albert Gate to Sloane Square,

South, Sloane Square to Victoria Tower,

would have an area of one square mile only, of which not more than half is occupied by streets and buildings, the other half consisting of parks, squares and other open spaces.

16. This square mile contains Westminster Abbey, the Houses of Parliament, Buckingham Palace, nearly all the Government Offices, Belgravia, Clubland, Hotel Land, Theatres, Shops, &c., and is practically the official Metropolitan area of Westminster.

17. The official quarter of Paris from the Arc de Triomphe to and including the Ecole Militaire thence to the Place de la Bastille and back to the Arc de Triomphe is a triangle of $2\frac{1}{2}$ square miles area, of which not more than one-third is covered by streets and buildings including the Rue de Rivoli, Notre Dame, the Louvre, Palais des Thuilleries, Palais des Beaux-Arts, Chambre des Députés, Quai d'Orsay, Invalides, Ecole Militaire, Palais d'Elysée, Hotel de Ville, Palace de Justice, all the great hotels, the best shops, and the best residential avenues. Besides the river this area includes the Champ de Mars, The Invalides, Champs Elysee, Place de la Concorde, Jardins des Tuileries, Avenue Montaigne, and other open spaces. The streets are much wider than in London, and the public offices are less crowded together.

18. Perhaps a more apposite comparison would be with Calcutta, where complete buildings for accommodating all the offices of the Supreme Government have recently been provided. From Fairlie Place to and including Fort

William and between Chowringhee and the river is $1\frac{1}{4}$ square miles, of which the open spaces Dalhousie Square, Government House Gardens and the Maidan cover more than two-thirds. The remaining portion includes Government House, all the Government Offices, the Post Office, Custom House, Bank of Bengal, High Court, Writers' Buildings (occupied by the Government of Bengal), and a large commercial block between British India and Old Court House Streets, but not the chief residential quarters.

19. Land acquisition and compensation would of course be greater at the Civil Lines than at the alternative site to the south-west. The commercial city would, as heretofore, expand westwards in the Sadr Bazaar and Subzimundi directions.

20. There may be insurmountable objections to the adoption of the site proposed herein and shown on the sketch map as the seat of Government. It may be undesirable that the Indian subordinates of the Government should live in or in close proximity to the native city, or it may be the intention to provide the quarters built for them with allotments for cultivation, or for pasture, or it may be necessary that the area reserved for the official city should be surrounded with camping-ground for guests of the Viceroy on Durbar celebrations.

21. If these or other considerations forbid the adoption of the site suggested by this note for the seat of Government, it is to be regretted. Nevertheless, I submit it is essential that the projected lake and reclamation should be carried out to remedy the insalubrity of Delhi proper, and to provide space for the European commercial, manufacturing and trading community which is certain to be attracted to the Capital city.

22. Above the railway bridge the permanent bank of the river, that is, the margin of the "Kadr" valley, on the left or east side is irregular and ill-defined. Pending survey, the water frontage of the lake cannot on that side be exactly located. The water level of the lake would vary by some 6 or 8 feet, the slope of its bank must be at an inclination that would not expose a wide foreshore at low water. The formation of the slope would involve dredging, embankment and levelling and protection against wave action. The earthwork would be contoured with the greatest elevation at the lake side, such elevated bank being made wide enough for a broad road and for building sites. There would probably be a gradual fall inland to natural ground level. Storm water would run off inland, and be drained into the lake by stoneware pipes or culverts. This formation would ensure perfect drainage at all seasons.

23. The termination of the upper or north end of the lake would of course vary according to the water level, extending higher up in the flood season and receding as the water level gradually subsided in the dry season. In the absence of information as to the fall of the river bed, the exact length

of the lake cannot be shown on the map. With a sufficient depth impounded in the flood season to provide for evaporation and absorption, the larger the area of the lake the more water will be impounded to supplement dry season flow available for electric energy.

24. The water power developed at the weir available for the generation of electricity would in the first instance be used for dredging and reclamation, and subsequently for lighting the city at night, and working tramways by day, and other purposes.

25. In the monsoon there will always be a superabundant supply of water power. By the formation of suitable drains and sluices and the provision of centrifugal pumps, such water power may be used for draining the Durbar area, so that the salubrity of the seat of Government will not be imperilled by the vicinity of a swamp, and at all seasons of the year the area will be a healthful well-drained place of recreation available for golf, cricket, aerodrome, race-course, and for the exercise and review of troops and valuable for pasturage or cultivation.

It is said that the town-planners have been cautioned to "beware of water".

In Eastern Bengal the rice grows in water six or eight feet deep with straw eighteen feet long.

A dense population thrives and multiplies (which is more than can be said of some European races) in villages perched on islands in the midst of inundated rice fields extending as far as the eye can see. The rainy season when the inhabitants go to market in their boats is the healthiest of the year. When the water is drying off the land, and weeds decay there is some malaria. Even the retting of jute over large areas, except in so far as it pollutes the drinking water, is not insalubrious.

In the dry season the former deserted beds of the Ganges and other rivers form extensive lakes, and snipe wheels swarming with fish, wild fowl, pelican and water lilies, are beautiful sheets of water, and even these are not malarious, and I wish I could be back there now.

Again in Japan, a flourishing and vigorous people live in the middle of inundated rice fields.

In Central India and Madras innumerable large tanks or reservoirs, often in chains one below the other, irrigate the land. So long as these, replenished by seasonable rainfall, are water areas, the health of the people is good. It is only when the rains fail and silted up tanks are allowed to become shallow swamps that they are insalubrious.

The Jubbulpore Branch and Chord lines of the East Indian Railway when first made were sparsely inhabited and very malarious. As cultivation has

extended and water for irrigation has been kept on the land by banks and tanks these districts have become normally healthy.

I know of no instances where the proximity of reservoirs, lakes or other sheets of water has injuriously affected the climate.

Competitive designs were invited for laying-out the new Capital of the Commonwealth of Australia at Canberra. The point that first strikes the observer in the prize design is the great use made of the river frontage. It is proposed by damming back the river to form a series of lakes along the whole front of the town, the total water area being nearly five square miles. There can be no question but that, if this can be done, it will vastly improve the appearance of the city. The only difficulty would be to keep the lakes full, during long periods of drought which are sometimes experienced in Australia.

What would the Commonwealth give for a glacier-fed stream like the Jumna to fill the lakes which they propose as the finest feature of their new Capital?

26. At a comparatively small extra cost the proposed weir and dam across the river can be made to carry a line of railway forming part of a railway about 18 miles long between the Oudh and Rohilkund Railway at Ghaziabad and Southern Punjab Railway at Shakurpur, avoiding the congested Delhi Central Station and connecting with the Agra-Delhi Chord near Pahargunge. Such an avoiding line is necessary to accommodate traffic between the Oudh and Rohilkund Railway and the North-Western State Railway. It would also afford an alternative connection between the United Provinces and South Punjab and irrigation colonies and the Capital of India in case of accident to the Selim-Gurh Bridge.

27. The route of this railway will traverse about half a mile of high rocky ground to the south-west of Delhi proper by a deep cutting. The rock excavated will be used for the weir and the reclamation. Such being the case, the cost of excavation would be divided between the railway and the weir and reclamation, saving 50 per cent. to each.

28. It will be objected that these works will take a long time to carry out and be very costly. Hurry is to be deprecated. "Rome was not built in a day", and India's new Capital, wherever it is built, will not spring up like a mushroom. Patient and intelligent study will be required for the best and most economical solution of the problems that will present themselves to the Engineer. No accurate estimate is possible until surveys have been made and plans prepared with complete tables of quantities of work of every description. The maximum difference between the level of the lowest water in the dry season and the highest in the floods is 12 feet. Delhi is well above the highest floods, and to provide for evaporation the height of the crest of the weir may be a few feet above flood level, but at the maximum the head of water to be

held up by the weir will not exceed 16 feet—probably less—and I apprehend that there will be no danger of blowing. There is great engineering experience in the construction of weirs across the Jumna and Ganges. With an abundant supply of stone at half price, as previously explained, the cost of the weir should not be a very formidable item. The bed of the river to be dredged to fill in the area to be reclaimed on the west, and to raise the banks of the lake on the east side, is sand. With modern dredging and transporting plant, the over-all cost of dredging and depositing on the banks of the lake, up to an elevation of 30 feet, would be one shilling a cube yard. The total cost of reclamation and weir might be one million sterling. In such work expedition is synonymous with economy; and if the work were let by contract it should certainly be completed in three years.

29. The reclamation of the water frontage on the east or left bank of the lake, which may be some six or more miles in length, has already been described. Part of this frontage might be used for the large colony of subordinate Indian employees of Government. The permanent home of the majority of these men is Calcutta, but under the changed conditions it will be necessary to make provision for their families at Delhi. At present most of them live on ground reclaimed from paddy fields by the excavation of tanks, and could well be housed on the elevated belt of land adjoining the lake, where they would enjoy the advantage of daily open air bathing, which to the Bengalee is almost a necessity of existence. They would be ferried across the lake daily to and from the official city in covered motor launches, for which piers would be built. Also a bazaar and bathing ghats and schools should be provided. The Hindus would probably build their own temples, and the Moslems a Musjid. The remainder of the water frontage on the east side of the lake could be laid out as a park, or otherwise utilised. Excepting for storm water, drainage into the lake would be strictly prohibited.

30. The Mazagon Sewree reclamation of the Bombay Port Trust and the Immingham Dock on the Humber River, where millions of cubic yards of dredging and reclamation have been done at very low cost, are recent instances of the perfection to which such plant has been brought.

31. Consequently the cost would be minimised, and the site value of the land reclaimed, at urban rates, will, in all probability, more than cover the cost of reclamation.

32. Part of the cost of the weir and dam would be borne by the Oudh and Rohilkund and Southern Punjab Junction Railway referred to above, and the value of the electric lighting and tramcar services worked by the power developed at the weir would cover interest on the balance. The outlay would therefore be remunerative.

33. The water frontage of the reclaimed area on the right (or west) side of the lake, about two and a half miles long, would be laid out as, a wide boulevard, with, in the first instance, light buildings only on the land side thereof, but, after a couple of years' consolidation, the heaviest buildings on platforms of reinforced concrete would stand securely on the reclaimed area. Such a boulevard should be for the accommodation of pedestrians and passenger vehicles only. For dealing with goods or building material, removal of trade refuse and conservancy, a back thoroughfare should be provided, giving access to the rear of all premises on the boulevard. I mention this detail here so that it may not be forgotten when London builds its main central boulevard. The congestion of London street traffic is chiefly caused by the obstruction of delivery carts blocking the thoroughfare.

34. The training embankment reclaiming a sufficient width for extension of the boulevard from Selim-Gurh down to the weir would be a great improvement to Delhi proper, but not being immediately necessary it might be reserved for the future.

35. The new Capital thus outlined would be contiguous to, and an integral part of, Delhi proper. It would be served by the existing Central Station and would not require the construction of a special branch railway to connect it with the outer world.

36. It may be that the "Kadr" of the Jumna in the dry season is valuable for cultivation and pasture. Any value it may have in that respect will be more than compensated by licenses for fishing in the lake. By proper stocking, the lake can be made to produce an enormous supply of rui, hilsa, and other fish, and snipe and teal will be plentiful in the jheels higher up the river beyond where the lake terminates.

37. To whatever extent masonry may be used for architectural adornment of the Capital, brickwork or concrete made of bricks must be the principal structural material of the city; bricks or brick concrete must also be the foundation of all main thoroughfares and the material of sewers. Bricks must be burnt in millions. Economy of transport generally requires that the brickfields should be near the site of the buildings if suitable brick earth is available, but it is objectionable to have the suburbs of a large city cut up by brick pits. It is probable that cheap brickfields can be acquired at or near the head of the lake from whence the bricks could be boated down and delivered on either side thereof, close to the sites at which they would be used. This would effect a very great economy in the cost of the main item of building material and keep the brickfields quite remote from the city.

38. The historical associations of Delhi doubtless influenced its selection as the seat of the Government, a further object being to enable more intimate personal relations to be maintained between the Viceroy and the Feudatory

Princes and Rulers. Also in order that foreign princes and other visitors of distinction might be suitably entertained by the Viceroy, and last, but not least, to provide an Imperial city for the reception of His Majesty the King-Emperor, or the Heir to the Throne, when he visits his Indian Dominions in order to become personally acquainted with the Ruling Princes of the Feudatory States and the people of India.

39. These objects having determined the adoption of Delhi as the seat of Government, everything should be done to render it salubrious and beautiful.

40. The erection of a cathedral church on a suitable site should, as in the case of Khartoum, be carried out by voluntary subscription.

41. When the lake is formed and the "Durbar area" drained, as described above, the climate of Delhi will become normally healthy. After the beginning of September the heat rapidly abates in the Punjab, the climate becomes delightful and continues so until the end of March, seven months of the year.

42. The wide boulevard, planted with trees on the lake side and with a handsome row of shops, cafés, restaurants, theatres, clubs, and hotels on the west side, will be cool and shady. With so many and such varied attractions Delhi is certain to become a favourite rendezvous with the tourists who frequent India in annually increasing numbers, especially at the season when the Viceregal Court is in residence.

43. The rental commanded for frontages on the boulevard, added to the value of the electric power generated at the weir, would be so considerable as to make it probable that a company could be formed for undertaking the construction of the dam and weir and of the dredging and reclamation in consideration of the revenue to be derived therefrom.

44. The buildings which have been erected for the temporary accommodation of the Government of India are on the site proposed by this note for the permanent city. These buildings are good and commodious, and will last as long as may be required. Consequently the new Delhi need not be built in a hurry; it can grow, and expenditure can be spread over a term of years, *e.g.*, residential quarters may be provided at first, and the Viceroy's Palace may be built. When this is ready His Excellency can vacate his temporary quarters at the Circuit House, then the Secretarial and Departmental Offices may be taken in hand, and perhaps finally the Council Chamber, the "Palais du Corps Legislatif", may be built.

45. If the selected site, four miles to the south-west of the temporary city, is adopted, no such gradual transfer from temporary to permanent quarters is possible. Government must be in one place or the other; consequently new Delhi must be built complete before the migration to it can take place. Obviously the gradual transfer from temporary to permanent

quarters would facilitate finance and be a great convenience in every other respect.

46. Without the navigation weirs, the upper Thames would, in the dry season, be but a small and insignificant stream, with pools here and there, and shallows elsewhere. By the weirs the waters of the stream are retained and the river is divided into a series of reaches of surpassing beauty, affording enjoyment to thousands of London's citizens and visitors. The present proposal is to treat a single reach of the Jumna in the same manner as the Thames, primarily to suppress an insanitary swamp, but, in addition to accomplishing this, it will result in the formation of a beautiful lake—surely not an extravagant idea to adorn the Capital of India.

47. Nothing is more architecturally beautiful than a water frontage with trees and palatial buildings varied by ghats and piers.

48. As a place of recreation available at all seasons and all hours to the inhabitants of Delhi for bathing, boating and fishing, it is impossible to overestimate the value of the lake. It would relieve the monotony of barrack life to the troops, both European and Native, while it would be an ideal scene for aquatic fêtes, sports, or other public amusements.

49. In federated States or Dominions, the seat of Government is seldom located at the largest city or chief centre of commerce. The determining factors vary, but, whatever they may be, there is nothing that will, in the eyes of the public, so effectually vindicate the choice of Delhi as the seat of Government as making it an attractive city with a beautiful environment.

50. The foregoing observations afford a general idea of the scheme suggested for the new seat of Government. Whether or not it will commend itself to the authorities, it is imperative that the insalubrity of Delhi should be remedied, and in no other way can it be effectively dealt with. His Majesty's fiat will then happily result in a far-reaching development which will make him the Founder, not only of an official home for Government during its sojourn in the plains, but of the manufacturing, trading and commercial metropolis of India.

51. The situation of Delhi, equidistant by rail from Bombay, Karachi and Calcutta, has already made it the most important commercial *entrepôt* of Northern India for the distribution of imported goods, hardware, piece goods, &c., and this pre-eminence must increase when it becomes the permanent home of the Indian Government Colony, the numerous Indian employees of Government and their families. The industrial development of Delhi has hitherto been seriously handicapped by the high cost of coal—over £1 per ton. Notwithstanding this, there are in Delhi some 20 factories with their own power plants varying from small sizes up to 500 H. P. The cost per unit of power, whether produced by steam, oil, or gas generating plant is unavoidably greater

than in Calcutta or Bombay. Water power developed by the weir converted into electric energy will be a cheap source of power. The Jumna being a glacier-fed stream, its flow in the season of the melting of the snow will replenish the lake annually even if the monsoon should fail. Obviously, therefore, the design of the weir should be such as to impound as much water as possible in the rainy season. The data for calculating the extent of this source of power are not available, but the Jumna Power Project with three or four hydro-electric generating stations on the upper course of the river will develop some 50,000 H. P., which at high voltage can be transmitted to Delhi, ensuring cheap and reliable source of power, which will enable factories of any description to be established in the vicinity of the city.

52. Delhi is conveniently situated for a central depôt, both for standard and metre gauge rolling stock, which might be located near Shakurpur—there are no repairing shops nearer than Lahore or Allahabad. Workshops for the manufacture and repair of rolling stock at Delhi would save empty running, and before they can be built will have become indispensable to relieve the pressure at existing workshops, where repairs of stock are always in arrears. Such workshops fully equipped with the newest type of machinery, driven by cheap electric energy would, by keeping rolling stock on its legs, greatly contribute to relieve the shortage of wagon supply, which constantly cripples the working of Indian railways.

53. Besides workshops for the manufacture and repair of rolling stock, engineering works would be required to undertake such work generally. A special branch would be the manufacture and repair of road motors of all sorts. The use of motors for inland transport of every description is bound to increase rapidly; many outlying towns or groups of towns, not sufficiently important for branch railways, may be served by motor vehicles. Indian potentates, Rajas and others are realising the luxury and convenience of motor travelling, and all who can afford to do so will possess motors. Such vehicles must be kept in repair, and owners will save time and money by getting the work done at Delhi instead of sending their cars to Bombay or Calcutta. Rubber works for working up scrap tyres with new rubber, and leather works for making the coverings and cushions of car bodies will all be wanted at Delhi; also presses for vegetable oils, and paint and varnish factories, besides textile and woollen factories, are certain to be established. These, with work for local municipalities, will keep the engineering workshops busy.

54. Trade follows in the footsteps of commerce and manufactures. Stores, shops, showrooms, and agencies for the display and sale of goods of all nations will be established, and, where people congregate, entertainments and amusements will be provided, making Delhi the true Indo-European Metropolis. When the direct narrow gauge railway from Saharanpur *via* the Mohun Pass is made to Mussoori and Landour, these hill stations will be within 12 hours of Delhi.

55. Indian cities with civil stations and cantonments and a few general shops are distributed over India, but except perhaps at the sea ports there are no Indo-European cities, which may explain the reason why an Indo-European style of architecture has never been evolved. Much discussion has taken place as to the style of architecture to be adopted for the Government official city of Delhi. A uniform style of architecture, especially if the work of one man, must be monotonous and, unless the architect is a great genius, cannot fail to be depressing. Variety in ideas and inspiration relieve the sordid uninteresting impression which would be the inevitable result of a hard-and-fast rule as to style to be adopted.

56. Until recently architecture, of whatever style or quality it might be was a clothing intended to beautify construction, and always revealed constructive methods. Recently a new type of structural architecture has been introduced, by which the weight and wind stresses are sustained by a steel frame, and walls cease to carry the weight and become mere partitions. To clothe such a building with an elevation simulating coursed masonry is a sham. Under conventional types of architecture it may be that nothing better can be done. But I do venture to hope that the architecture in the official quarter of the new Capital of India will be more original and imaginative than the recent architecture of Parliament Street. This street ends abruptly at Parliament Square, where all traffic, including the Coronation procession, has to negotiate a rightangle, suggesting some relief in the shape of a rounded corner, but at this, the finest site in Westminster, no better treatment could be found than a square corner with rusticated quoins totally indifferent to the convenience of public traffic. However, the public accepts such architecture as inevitable, and foreigners are too polite to criticise.

57. To return to new Delhi, the residence of the superior Government officials there will be intermittent; it is therefore probable that hotel or club life may suit many of them better than setting up private establishments. Such buildings as hotels and clubs may well be palatial, but it is to be hoped that the builders will study first the convenience of dwellers therein, and subordinate to this ambitious attempts at architectural effect, recent examples of which in London have not been too happy. In tropical regions buildings must be spacious and lofty; social amenity demands that civic architecture shall be in some degree ornamental. Ordinary methods of construction, without steel framework, will continue to be used in less important houses and private residences.

58. In such climates it is usual, it may be said necessary, to protect the walls from the sun by verandahs supported on pillars or corbels, with broad cornices at roof level. Such cornices, balconies, or pillard verandahs are more suitably treated by Indian design than by any exotic type of architecture.

59. The perforated stonework, brought to rare perfection by Native craftsmen in providing screened balconies for Indian ladies, is eminently suited for substitution for the wooden louveres generally used to exclude the sun and admit the air. With the steel framework for giving stability to the main building, such external features as verandahs, &c., can be built in stone not overloaded with superfluous ornament, but dependent for architectural effect on symmetry and well-proportioned general features and judicious use of decorative structural detail. Such a style of art suited to the climate and the modern system of construction cannot be renaissance. It may be a new style "Indo-European".

60. The adoption of a pseudo renaissance style, which no longer interprets the structural methods of the age, is the final breaking adrift of architecture from its traditional foundation on the builder's art, and in the case of new Delhi would be putting new wine into old bottles. In matters of physical and material progress the world is still in its infancy, and it is to be hoped that by the help of study and common sense, allied to imagination, something better can be accomplished—there is no true art without hard work. In the words of Sir Joshua Reynolds—"You must have no dependence on your own genius. If you have great talents, industry will improve them; if you have but moderate ability, industry will supply their deficiency. Nothing is denied to well-directed labour; nothing is to be obtained without it."

In the foregoing observations I have attempted to explain the works required to free Delhi from endemic disease by which its population is afflicted, and to show that such works will in the future be remunerative by elevating the Moghul Capital to be a living manifestation of the vitality and energy restored to an ancient civilisation by Western influence. How, in short, the Imperial and beneficent ideas of Their Majesties when the Royal Decree was promulgated twelve months ago may be worthily realised in literal conformity with their intentions.

N. B.—A copy was sent to Captain Swinton on the 20th January for the consideration of the Experts.

APPENDIX

To Committee's Report on north site on Sir Bradford Leslie's scheme, propounded in his paper entitled " Delhi the Metropolis of India " read before the Royal Society of Arts.

Objects and General arrangements of the scheme.—Sir Bradford Leslie's object in proposing his scheme is to provide Delhi with improved public health, with electric power, additional land for building and an improved river frontage, and he proposes to accomplish this object by the construction of an overfall weir across the river Jumna with roller shutters designed to hold up surplus flood water to a maximum height of 4 feet above the high flood mark opposite Firozshah Kotla. This level would be R. L. 676, and water at this height would submerge the whole of the Bela in front of Delhi to a depth of 6 to 10 feet and also a large portion of the Barari plain to a depth up to 4 feet. Sir Bradford Leslie in his paper does not explicitly mention the necessity for any arrangement to exclude water from the Barari plain, but this was because he had no knowledge of the land levels at hand, and he clearly recognises the desirability on the grounds of health, of keeping the Barari plain dry, as he formulates a scheme for draining the Durbar area by pumps, actuated by water-driven electrical machinery, during periods of large flow in the river. Unless confined within restricted limits the lake would flood a very large area on the left or east bank of the river both above and below the bridge, and this undesirable result Sir Bradford proposed to obviate by the creation of a reclamation embankment six or more miles in length and of sufficient width to allow of roads and building sites; such reclamation to be carried out by dredging from the riverbed.

Included in his scheme is a proposal to reclaim about half a square mile of land on the right bank of the river from Chandrawal to Selimgarh Fort, also by dredging from the riverbed. By these means the object of the scheme is to be attained, in so far as it causes the submersion of the low-lying Khadir lands, which form in his opinion, at present a malaria nidus; with questions of health this note has nothing to do, confining itself merely to the engineering problems, connected with the scheme.

2. *The advantages to be got by storage.*—Sir Bradford claims that, by the storage of large quantities of water by means of a weir, the following advantages will ensue :—

- (a) The possibility of generating electrical energy by means of water-driven electrical machines.
- (b) Compensation for loss by evaporation and percolation.
- (c) A valuable storage for supplementing the supply of the Agra Canal off taking from the river at Okhla, in times of need.

3. *Hydro-electrical energy.*—First, as to the generation of electrical energy, it is evident from the plan, submitted with his paper, that Sir Bradford Leslie had very little accurate information with regard to the site at the time of writing, and this no doubt led him into error with regard to the possibility of obtaining electric power from water storage. The conditions of flow in the river Jumna however precludes the possibility of extracting useful power continuously throughout the year, as during the rainy season, there is a large flow of water without the possibility of any appreciable fall, whilst in the dry season, as most of the water (in fact, for some months the whole of the water) is diverted into the canals at Tajawala, the flow in the river at Delhi falls very low, and indeed it would not be possible to count on a greater flow than 100 cusecs, and even this figure is a risky one to take as a certainty. The lake proposed by Sir Bradford Leslie would be $16\frac{1}{2}$ miles long and of an average depth of about 10 feet. If we assume it to be of an average width of 900 yards, the quantity of water stored is equivalent to 27,225 cusec-days.

Sir Bradford Leslie talks of the whole area of the Khadir being submerged by the proposed lake. This would involve an enormous area owing to the great width of the Khadir, and artificial embankments to confine the lake to reasonable dimensions are essential, as otherwise nothing but continuous excavating would prevent the formation of mud flats, when the lake level was lowered and in addition the losses from evaporation and percolation would be too great to be compensated for by the flow in the river.

If, to supplement the supply for the generation of electrical energy, the lake is lowered by six feet, by drawing off the water (which is what is understood to be Sir Bradford Leslie's intention) the amount released would be 13,500 cusec-days, and, as it would not be safe to assume that this could be released in a shorter time than three months (*i. e.*, that the flow in the river might easily be in the neighbourhood of 100 cusecs for three months). The available flow from the storage to supplement the natural flow in the river would only be 135 cusecs. Under the most favourable conditions, and taking into consideration the maximum fall that can be obtained, the flow of water for the generation of electrical energy that could be relied on for commercial purposes would be only 235 cusecs, and the horse power obtainable only some 300. When the flow in the river increases, the horse-power would of course be greater, but, for commercial purposes, the supply of electrical energy would have to be guaranteed, or intending consumers would fight shy of the scheme, and so the minimum supply is the basis for tackling the scheme on commercial lines.

When really large floods come down the river, the available fall would decrease so largely as to render the extraction of power from the water almost, if not quite, impracticable.

The effect on the régime of the river, and the adjoining country, of ponding up the water has to be considered, as also the means required to preserve the régime. In the first place the Barari plain and much of the land behind the reclamation embankment on the east bank of the river would become a swamp owing to the height, to which the lake is proposed to be ponded up, and consequently powerful pumping plant would have to be installed to remedy this defect in the case of the Barari plain and elaborate arrangements for draining the land on the east of the river into the Hindun river valley would be necessary in addition to the general filling up of this swamp by warping or mechanical means.

In the second place, even assuming that the weir is fitted with sluice gates, an absolute essential unless dangerous silting up of the whole bed of the river is to occur, the effect of the lake will be to decrease very greatly the velocity of flow of water entering the lake, and consequently silting up would occur. This phenomenon and the lines that it follows are well known to engineers versed in river training, and need not be enlarged on further than to state that, with the exception of the cunette, which is sufficient to carry the normal monsoon river, the rest of the bed of the lake would gradually silt up. Recent observations show that this cunette would be some 400 yards wide with a depth of some 12 feet. In the initial dredging of the river, this cunette would have to be created artificially to a more or less correct section (the river eventually connecting inequalities) and it is more than possible that dredging operations both to keep open this channel and to clear excessive silt from the bed of the rest of the lake would be not a temporary but a permanent arrangement. In this dredging of the riverbed, and in the pumping out of the Barari plain, it is probable that the whole of the meagre 300 H.-P., created by the storage would be expended. In other words, the whole energy provided by storage, would be expended in remedying evils, created by the storage; a fact, which appears to put the possibility of the generation of electrical energy by the storage of water out of count. It appears indeed to involve the expenditure of capital and labour in the creation of a perpetual deadlock.

4. *Compensation for losses by evaporation and absorption.*—Turning now to the question of compensation for loss by evaporation and percolation, experience has shown that the

evaporation losses will not be less than an average of $\frac{1}{4}$ of an inch per diem, and in the hot season (when incidentally the release of storage water, whether for the possible generation of electrical energy or for supplementing the supply of the Agra Canal, would be most imperative) the loss will be about $\frac{3}{8}$ th of an inch. But taking the figure of $\frac{1}{4}$ of an inch the loss by evaporation over the lake proposed by Sir Bradford Leslie, would be, when the lake was quite full, 4,900,500 c. ft. per diem or 57 cusecs, and when the lake was lowered by draining off 6 feet of water, 3,267,000 c. ft. per diem or 38 cusecs.

Sir Bradford claims that, if the whole bed of the proposed lake lies over an impermeable layer of clay, the percolation losses will be practically *nil*. Certainly such a layer exists both at Chandrawal and at the railway bridge, and, if Sir Bradford's assumption is accepted that it probably extends over the whole area of the lake, the loss by percolation vertically downwards would undoubtedly be practically *nil*. But, at the same time, it is known that water, in the dry cycle of years, flows from the river into the subsoil and therefore there is a loss by percolation laterally. By raising the level of the water permanently this loss would undoubtedly be increased. What this loss would be is very difficult to say, but that it would be considerable there is no manner of doubt. These losses by evaporation and percolation would possibly be met by the ponding up of the extra four feet above high flood level, but they would be a direct loss to the quantity of water, that could be released from storage for the purposes, which Sir Bradford Leslie contemplates.

5. *The value of the storage to the Agra Canal.*—Thirdly the possibilities of the storage as an efficient standby for supplementing the Agra Canal supply in times of scarcity may be discussed. It has already been shewn that the whole lake provides a storage of 27,225 cusec-days. This figure has to be reduced by the evaporation and percolation losses, taken as four feet in depth of the lake, amounting to 9,735 cusec-days, leaving a balance of 17,490 cusec-days.

The storage would therefore permit of some 775 cusecs being supplied to the Agra Canal continuously for three months, assuming the lake to be completely emptied, or a larger flow could be given at intermittant periods, should that be more desirable, as, under the circumstances of irrigation in this part of India, would be more likely.

It should also be noted that water percolating laterally to the west would, owing to the presence of rock westwards from Okhla, reenter the river bed above the Okhla weir, while that percolating to the east, would once more get back into the riverbed, partly above the Okhla weir, but, in all probability, mostly below the weir by way of the Hindun river. The percolation losses are not therefore dead losses, though the evaporation ones are, but they are losses affecting the possibilities of the local lake, as a storage lake.

It would appear therefore that the effect of ponding up the river would be to form a valuable storage for the Agra Canal, as claimed by Sir Bradford Leslie, and this appears to be the only claim made, that is probably correct.

6. *The water effect can be more conveniently got by designing to more appropriate levels.*—Having thus shown that the generation of electrical energy by the creation of a storage is not a practical scheme, it only remains to add that the advantages, obtained by ponding up the river, namely, the submersion of low-lying lands, at present a malaria nidus, and the forming of a supplementary supply for the Agra Canal not to mention a water effect for the new Capital, can apparently be brought about by the construction of a weir with sluices across the river. The level of the water would have to be determined by consideration of the effects on lands adjoining the river, and on the subsoil flow generally and would, in all probability, be between R. L. 672 and R. L. 666 at the railway

bridge, the former being a maximum, owing to the levels of the Barari plain, where the low-lying lands are not sufficiently or possibly not at all submerged by a lake, ponded to some such level, it would be necessary to raise such low-lying lands above lake level, to prevent the existing evils of a malaria nidus continuing in the future.

7. *The cost of the reclamation of the civil Bela and building sites on the east bank.*—One of the points raised by Sir Bradford Leslie in propounding his scheme is the necessity of reclaiming 320 acres of land on the river side from Chandrawal to Selingarh Fort. This it is proposed to carry out by dredging, and the creation of building sites and the formation of a lake side boulevard are formulated. This work is treated by Sir Bradford Leslie as being essential. It will be instructive therefore to consider what work this portion of the scheme would involve.

In the first place the area of 320 acres will have to be filled up to an average depth of some 12 feet, and this necessitates the shifting of six millions of cubic yards of material. Taking Sir Bradford Leslie's estimate of one shilling per cubic yard, the cost of this would be £ 300,000.

On the east bank, too, reclamation is necessary, and assuming that raising to a height of eight feet above existing ground level is adjudged sufficient, and that the width of reclaimed land is only 100 yards, then the amount of material to be shifted to make this reclamation some six miles in length would be some $2\frac{2}{3}$ millions of cubic yards at a cost of £167,000.

Sir Bradford Leslie, however, also contemplates the creation of a settlement for Indian subordinates on the east side of the river. The area required is one square mile and as such a settlement would have to be comparatively near the Government offices, only some three miles of the reclamation embankment could be used for that purpose, or 100 acres, so that some 500 acres more of artificially raised land would be required. This means the shifting of a further $6\frac{1}{2}$ millions of cubic yards at a cost of £325,000. In addition the reclamation embankment must be revetted, and even if this is done as cheaply as possible, taking the risk of possible scouring which may be considered advisable in view of the fact that the buildings would not be very valuable ones, the cost would not be less than £25,000.

But, in addition to this, on the west bank reclamation, a retaining wall on the lake side would be an essential, as otherwise scouring and undercutting by the river in high flood would endanger the stability of the reclaimed land and render it unfit for building sites or for the creation of a fine boulevard. Sir Bradford Leslie recognises the necessity for a stone-faced embankment. Such a retaining wall would have to be constructed on wells, founded on the clay substratum; unless this work were very soundly built the danger from scouring to the valuable buildings would be too great to be contemplated. The cost of such a retaining wall, with its superstructure forming an ornamental balustraded wall along the boulevard, would amount to some £ 450,000.

In fine, the absolutely necessary work, excluding all question of further desirable reclamation, would cost not less a sum than £942,000, and in addition to this is the cost of the weir and training works below the bridge. While, if further reclamation for the purposes of a settlement on the east bank is made, the additional cost would be £325,000.

The cost of the reclamation of the 320 acres on the west bank would therefore be £750,000. This is equivalent to an outlay of over Rs. 7/4/0 per square yard or nearly ten shillings, and this is the cost over the whole area, including roads, open spaces, &c., so that probably the cost for actual building sites would be nearer Rs. 30 or £2 per square yard.

As Sir Bradford Leslie states that the weir must be first constructed to give sufficient depth for the dredgers to be floated, it is clear that this reclamation cannot proceed *pari passu* with the construction of the buildings of the new city, but must await the completion of the weir. In other words the weir is an essential feature of Sir Bradford Leslie's scheme on all grounds and is the first item of construction to be proceeded with.

A bridge will be required to supplement the motor launches.—Communication with the suburb on the east bank is to be by covered motor launches plying between piers; this assumes that it will never be necessary to lower the lake below a navigable depth, a contingency that must frequently occur if the storage is to be of any value to the Agra Canal, and therefore communication by a suitable bridge should be added to the cost of the development of a building area on the east bank.

No. 116d.

Private Secy. to Viceroy to Agent, P. & O. Co., Bombay.

Telegram, Viceroy's Camp, 13th December 1912.

Clear the line. Kindly communicate following message from me to Mr. Lutyens, passenger by *Persia* due Bombay, Friday, 13th :—

Begins. At His Excellency's direction, Agent to the Governor-General, Central India, has been asked to put up and arrange for motoring self and Mr. Brodie to Mandu in the event of your visiting Indore. Please wire direct to Agent to the Governor-General date and time of your arrival at Indore.
Ends.

Shall be obliged if you will kindly let me know by wire whether you have been able to deliver the message.

No. 116e.

Private Secy. to Viceroy to Agent to the Governor-General, Indore.

Telegram, Viceroy's Camp, 13th December 1912.

Your telegram of 11th. Have wired to Lutyens to inform you of day and hour of arrival at Indore.

No. 116f.

Agent, P. & O. Co., to Private Secy. to Viceroy.

Telegram, Bombay, 13th December 1912.

Message duly delivered to Mr. Lutyens.

No. 116g.

Private Secy. to Viceroy to Hon'ble Mr. R. W. Gillan.

Telegram, Viceroy's Camp, 15th December 1912.

The Viceroy is anxious to know what has happened in the matter of the acquisition of land on the other side of of the Jumna in which he expressed the hope that Finance Department would reconsider their opinion.

No. 116h.

Hon'ble Sir Fleetwood Wilson to Private Secy. to Viceroy.

Telegram, Delhi, 16th December 1912.

Only returned 1 o'clock this morning. My room absolutely full of files. Jumna land is believed to be amongst them. Will try to deal with case today. Mindful of Viceroy's wishes, but have very and anxious work about opium which admits of delay.

No. 116i.

Private Secy. to Viceroy to Secy., Public Works Dept.

Telegram, Viceroy's Camp, 17th December 1912.

Your telegram of today. On further consideration the Viceroy has decided that estimates for new Delhi need not go home at present officially.

No. 117.

Secy., Public Works Dept., to Private Secy. to Viceroy.

Telegram, Delhi, 17th December 1912.

Your demi-official of 4th. It is not clear whether His Excellency wishes Ward's estimates for new Delhi to be sent to Secretary of State for information only or for sanction as provisional estimates against which expenditure may be incurred. If latter, estimates will have to be examined in Home, Education and Finance Departments. Estimates already examined in this Department so far as possible in absence of data is sent for information only. Despatch can be circulated at once for Members' signatures.

Please circulate to Hon'ble Members.

The accompanying note* has been prepared in collaboration with the Chief Commissioner of Delhi, and I will welcome any improvements that may be suggested.

(Sd.) H[ARDINGE],—26-11-12.

* Memo. by His Excellency, dated the 18th November 1912, re building of new Delhi.

No. 118.

Governor-General of Australia to Viceroy.

Telegram, 18th December 1912.

Your telegram, dated August 3rd. Am sending by first steamship eight principal designs for federal Capital site.

No. 119.

FROM THE EARL OF ABERDEEN, P. C., G. C. M. G., &c.

Viceregal Lodge, Dublin, December 18th, 1912.

MY DEAR VICEROY,

In case it may not be unacceptable to have a few words of non-professional testimony regarding one of the candidates for the position of architect for the

great works in prospect at Delhi, I venture to offer such testimony, very sincerely, with reference to Sir A. Brumwell Thomas. He has shown his talent and quality, especially in the case of the Belfast City Hall, a truly noble work; and it was on the occasion of its completion that I recommended him for Knighthood.

He tells me that he intends to start for India this week, which seems to indicate energy and zeal.

Personally he is a man of unassuming style and manner.

With all the good wishes of the season,

I remain, yours very faithfully,
(Sd.) ABERDEEN.

No. 119a.

FROM HIS EXCELLENCY THE EARL DENMAN, Governor-General of Australia.

Melbourne, December 18th, 1912.

MY LORD,

Referring to your cablegram, dated 3rd August last, and in confirmation of my cablegram of this day's date, I have the honour to inform you that arrangements have been made for the despatch of eight principal designs (as per the accompanying schedule) for a Federal Capital City. These designs were submitted to a Departmental Board appointed by the Government to investigate and examine. The Board has furnished its report which is now being printed as a Parliamentary Paper. No individual design has been recommended for adoption, but a design incorporating the salient features of the promulgated and purchased designs has been projected by the Board.

A copy of the report of the Board will be forwarded to Your Excellency immediately it is available.

I have the honour to be,

MY LORD,

Your Excellency's most obedient servant,
(Sd.) DENMAN.

[ENCLOSURE TO THE ABOVE LETTER.]

Competitive Designs for the lay-out of the Federal Capital City.

Design No. 29 submitted by—

Walter Burley Griffin, Architect and Landscape Architect, 1200, Steinway Hall, Chicago, Illinois, U. S. A.	Awarded first premium	£ 1,750
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Design No. 18 submitted by—

Eliel Saarinen, Architect, Helsingfors, Finland

Awarded second premium ... 750

Design No. 4 submitted by—

D. Alf Agache, Architecte Diplome par le
Gouvernement Francais; Professeur au College
libre des Sciences Sociales, 11, Rue Eugene
Flachat, Paris.

Awarded third premium ... 500

Design No. 10 submitted by—

W. Scott Griffiths, Robert Charles Gibbon
Coulter, Chas. Henry Caswell, 32, Royal
Chambers, 3, Castlereagh St., Sydney.

Design No. 41 submitted by—

Arthur C. Comey, Landscape Architect, Harvard
Square, Cambridge, Mass, U. S. A.

Placed first, second and third, re-
spectively, by minority of Examining
Board.

Design No. 81 submitted by—

Nils Gellerstedt, Civil Engineer, 2, Kungsbrogatan,
Stockholm, Sweden.

Collaborators, Ivan Lindgren, Hugo du Rietz.

Design No. 7 submitted by—

Harold Van Buren Magonigle, Architect, 7,
West 38th Street, New York.

Highly commended by majority of
Examining Board.

Design No. 35 submitted by—

Schanfelberg, Rees, and Gummer, 31, Great
James Street, London, W. C.

No. 119b.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Delhi, December, 19th 1912.

MY DEAR DUBOULAY,

When His Excellency was at Jaisingpura last Sunday, he asked me to do what I could to stop the excavations which are going on in the village for brick kilns. I am afraid, however, that it will be impossible to do so, unless we make further progress with the negotiations with the Maharaja of Jaipur, to which I referred in my letter No. 582-Foreign, dated the 5th November 1912, of which I sent you a copy with my demi-official letter of the 4th instant. As His Excellency has himself seen, much of the area in the neighbourhood of this village has been terribly cut up, and I am afraid it will cost us a very large sum of money indeed—quite disproportionate to the profits which the Maharaja must be making from the lease of the land—to fill up the excavations.

I should be greatly obliged, therefore, if you would kindly state the case to His Excellency. I respectfully think that the solution suggested in my official letter is so reasonable that we should be justified in putting pressure on the Maharaja to accept it.

I am yours sincerely,
(Sd.) W. M. HAILEY.

No. 119c.
FROM L. THOMSON, Esq.

Kensington, W., December 19th, 1912.

MY DEAR JIM,

The bearer is my good friend, Brumwell Thomas, a distinguished Architect who is making a short visit to India.

I shall be grateful to you if you can help him in any way.

Yours,
(Sd.) LESLIE THOMSON.

No. 120.
FROM CAPTAIN G. S. C. SWINTON.

Delhi, December 19th, 1912.

DEAR LORD HARDINGE,

I enclose the notes which I promised to send you, and must apologise for the number of corrections due more to my bad writing than to the typist.

I hope they are not too long.

Your Excellency will realise that though I still have leanings towards Malcha rather than Raisena, I have tried to put fairly the good and bad points of both.

I am bound to give you my real opinions as a town-planner, but equally bound to listen to words of wisdom on political considerations such as the linking together of the cities.

But I should like to induce Your Excellency to believe—

First.—That a mile further in the position of Government House only shifts the Governmental quarter, which has little to do with Shahjahanabad, and not the city boundaries.

Second.—That it will actually assist that concentration of effect at which you aim.

For it will gather all the good buildings together instead of stringing them out round your three hundred acre park.

Of course any opinions expressed are my own, as I have worked them out since I last saw my colleagues.

Moreover, the railway proposals have so entirely changed matters that I really do not know in the least how their views will develop when they have had time to master the altered conditions.

Yours sincerely,
(Sd.) G. S. C. SWINTON.

[ENCLOSURE TO THE ABOVE LETTER.]

NOTE.

The following notes are for consideration. Some may seem of little importance at the moment, but they all deal with questions which will arise sooner or latter, while certain definite facts have to be recognised:—

A Wooded City.—In all countries now there is a tendency to increase the number of trees and gardens in towns. In the European quarters of Indian cities this is no novelty, and undoubtedly, with us, in spite of the desire to mass the more important buildings for architectural effect there will be but few streets of houses, trees will be everywhere, in every garden however small it be and along the sides of every roadway, and Imperial Delhi will be in the main a sea of foliage.

It may be called a city, but it is going to be something quite different from any city that the world has known.

Trees.—Naturally fine trees must be encouraged.

In the reports on trees, which have been prepared, we find that the “average height on maturity” of most of the suitable trees is at least 60 feet.

Of the fig tribe, the banyan, the pakar and the pipal, which are said to be the longest livers, are expected to grow to 80 feet. The mango is also 80, the jaman and the tamarind 70, and the nim 60.

In the Memorial Gardens at Cawnpore, where the trees have been well cared for and are therefore exceptionally fine for this part of India, most of these heights must be exceeded.

As the site is, generally speaking, flat—the ground, excluding the Ridge and some rocky excrescences only falling 75 feet in four miles—and as few of the houses will be more than 50 feet in height, it follows that they will generally be seen through the branches, rarely above them.

And it must be borne in mind that you can have a monotonous green city just as easily as you can have a dull gray one; and that to give relief of light and shade and prevent it from being as commonplace as the average cantonment, it is essential that there should be some outstanding features.

There are few places about Delhi where real trouble has been taken with the timber. The Queen's, the Kudsia and Roshanara Gardens are the best, but the only fine old avenue is at Tuglakabad.

We must therefore go elsewhere to study tree effects.

At Lucknow much careful planting has been carried out not only in the Cantonments and the European Lines, but also round the more prominent buildings in the central quarter. There are in places a few quite ancient trees, but great clearances took place at the time of the Mutiny and the majority are reported as from 30 and 40 years old.

We may therefore take it that 40 years hence when Imperial Delhi will have come of age, it will have timber of about the same size as the trees at Lucknow are today, 40 to 80 feet high.

But Lucknow has other advantages which Delhi lacks. It is famous for its grass. Almost as in England it can allow its surfaces to remain untreated without their appearing untidy. Delhi will find all grass difficult and anyway without heavy expenditure on irrigation and some risk of danger to health, she cannot rely upon the wide expanses of green which are the real making of the central portion of Lucknow.

At Delhi dust is the great enemy; the surface of the ground, save where it is actual rock, is by nature a dusty waste. It must be covered by pavement and tar-macadam or some such mixture, by sheets of water, or by watered grass, crops and gardens, or by shrubs and trees.

Trees will be the easiest and the cheapest and the desire for shade will cause them to be freely used.

In that case no long views will be possible across the city save bird's eye prospects from a few exceptionally high points and some few vistas down carefully kept glades and along avenues.

We are going to be positively grateful for some of these stretches of hard rock which will enable us to have views without cost.

Avenues.—As to avenues these points must be remember—

It is an unnatural form of growth for spreading trees which tend, and ought to tend, to spread evenly in all directions.

Fine lines of trees along an avenue look well from the avenue itself or from its ends, but, so far as landscape effects are concerned, a row of trees in a flat country blocks cross-views and vistas as effectually as any stone wall or railway embankment. From the side they are often almost ugly.

In England avenues of elms and limes and beeches and chestnuts, though slow, are even in growth and can be relied upon for from 200 to 400 years. In India most trees are short lived and irregular growers with the exception of the fig tribe and the tamarind, they begin to go back after 100 years or even earlier. And nothing is so deplorable as a decaying avenue or so disreputable as an avenue reinforced by new comers of a much younger generation.

The majority of Indian trees spread low, and the width of avenues will be a difficulty.

The Mall in the Cantonment at Lucknow is about 130 feet from fence to fence. As a rule there are trees in the fences, and there is a line of trees on

either side of the roadway 23 feet from its centre. The result is that nearly the whole of the 130 feet of width is in shade, and it is a pleasant road to use. But as a vista for architectural purposes it is valueless, and if the mightiest building in Asia was at the end of it, little would be seen but the front door step.

Practically all the fine avenues and the vistas which we admire in England are over grass or water. The elms in the long walk at Windsor must have been planted not 23 feet, but 40 to 50 yards from the centre of the narrow ribbon of carriage drive, while they have been trained to grow high and not to spread towards the centre. Even then one does not see much of the castle. The chestnut avenue in Bushey Park must be even wider and brings in both grass and water.

If an avenue is planted to lead on to any particular building its width must be governed by the extent of front of that building which is intended to be seen along it. A monument, a spire, a tower or even an arch will require no great width, but a section of the walls of Indrapat or the façade of Government House are a different matter.

To work out one example.

If an avenue, a mile long of tamarinds, whose "average width on maturity" is reckoned to be 60 feet, is to show throughout its length 100 yards of the front of Government House, then no trees must be planted nearer to the centre of the roadway than 180 feet. If the driving road is to be 65 feet wide, as in the Mall in London, then $147\frac{1}{2}$ feet of ground on either side will have to be kept tidy. This million and a half of square feet of surface, the area of 550 lawn tennis courts, will be both difficult and costly to maintain.

We shall have to make experiments with all methods of dealing with these verges. Perhaps some kind of dwarf shrub will turn out to be better than grass.

General Tree effects.—The facts which we have to recognise are these—

At this moment we can see long distances across the site in every direction, for there are very few trees, and save in two or three gardens, what there are have grown up any how and are really little better than scrub.

All this is going to be changed; for we shall have 20 or 50 trees and big trees for every one we have now.

Imperial Delhi will boast of two or three architecturally treated "places" or squares or circusses and a few streets, mostly in the Native quarter. The rest will be, for all practical purposes of scenic effect, a forest intersected by the shady roads which are suitable to the climate. There will be no views and few long vistas.

If Government House and certain favoured buildings are placed sufficiently high they will have, in certain directions, a good prospect across the top of this forest; but through it they will scarcely see or be seen.

This is easily realised by studying the views from the Mutiny Memorial. It is finely placed, its square stone platform is nearly 100 feet above Sabzi-Mandi, a quarter of a mile away, and 125 feet above the Kashmir Gate, three quarters of a mile away, and there are no large trees anywhere near it to obstruct the view.

Still all that can be seen of the Fort is the top of its gates, while the city walls and the river are invisible. All are hidden by the trees. And this from a "command" of over 100 feet. Half way up the Ridge side, from 50 feet, almost nothing is to be seen. But there is no place on the southern site with the exception of the Ridge or Malcha where the ground or principal floor of a big house can have a command of more than 50 feet above the general levels. From 50 feet there can be no distant water effects, few views and little sky line, but tree tops.

Our real difficulty in new Delhi is not going to be to hide ugly things, but to prevent what we want to be seen from being hidden; while keeping the city green and tidy.

Bungalow Compounds.—The Cantonment Magistrate at Lucknow supplied me with the following figures as to the size of compounds in the Cantonment there—

			Acres.
General Mahon's compound	...	...	24.59
Average big	..	...	4.30
„ medium	..	...	4.00
„ small	..	...	1.65

The compounds are as a rule square. Looking round them might make one wonder whether we had not erred on the side of generosity in our Delhi estimates. But the size of compound depends largely on the number of servants and horses kept, and the disposition of their quarters.

The Railway Terminus.—Traffic facilities are the framework of town planning.

Apparently the Railway authorities have satisfied themselves that the only way of providing proper communications for Imperial Delhi is by bringing all the Mail trains into one central station to be placed east of the Jantar Mantar. This station will be of no use for State and Ceremonial Entries, as it ignores the present city, neither will it benefit it, while it will crowd up even more the narrow pass between it and the Sadar Bazaar and cut it off from Imperial Delhi.

It will moreover necessitate several bridges, and in the future some new streets being driven through the expensive and crowded quarters between the Juma Masjid and the Turcoman Gate. But this last is a question for the Municipal budget. Great care will have to be taken that its advent does not so enhance the value of houses and land in Paharganj and Jaisinghpura as to

make them even more difficult to acquire. It will entirely destroy the chance of a straight avenue onto the Juma Masjid. It will be far from the most constant residents, the soldiers in Cantonments.

On the other hand, a terminus into which all Mail trains will run and which will be within three miles of nearly every house in the Governmental quarter of the site cannot fail to be most convenient. All that is ugly in it can be easily hidden, and it can have a fine architectural façade which will help to dress the new city. It will help also to occupy the bad ground which lies between the old and the new and which is neither suitable for building purposes nor for use for games.

Ample room should be left for its expansion, but from the very first it will require a great extent of ground. It is reckoned that the station will stretch from its façade south of Ugar Sain's Baoli, a mile north with the end of its yard near Paharganj.

As time goes on this station will become, as any such central terminus must become, the focus of the combined cities. It will have a gradual effect on the convenience, the fashion and the development of the present city. It is essential that its approaches from every direction should be carefully thought out and jealously safeguarded.

The fixed Points of the Lay-out.—These are the old buildings, the Juma Masjid and the Fort, Indrapat and the Kutab. Others, like Humayun's, Safdar Jang's and the Lodi Tombs, and the Jantar Mantar may be worked in, but only as found convenient. Their interest is artistic. The others spell history.

The new city contributes only one certain point. The north-east corner of the Cantonment has become a fixed military point ever since it was decided to place the troops across the Ridge and near Naryna. For the Cantonment cannot be brought any nearer without putting the soldiers on the Ridge in the hot weather.

Imperial Delhi is to be built between the soldiers and Shah Jehan's Mosque.

The Limits of the Lay-out.—To the south the site has always been unlimited. Some day it may extend beyond Aragpur Bagmochi. There is any amount of room for expansion.

To the west the Ridge bounds it near Malcha and Talkatora.

To the east and south-east the land becomes more unsuitable as it gets lower and more encumbered with tombs.

It is on the north and north-east that we are still undecided. Originally it was arranged that the new city should extend to a line a thousand yards from the old city wall. Paharganj soon became an obstacle to this arrangement.

Now we have the Railway Board proposals destroying entirely the old symmetry of a thousand yards, and drawing a line diagonally across country and suggesting a definite barrier like a river. There is to be an enlarged

Ajmere Bridge and one tunnel under this river somewhere in the vicinity of Khalpur. Two crossings in two miles! If the proposals are carried out few of the buildings of the new city will be built north and east of a line drawn from the Idgah through Paharganj to Indrapat. The ground lying between this line and the Ajmere, Turcoman and Delhi Gates will be left for Railway extensions, wild parks and all forms of recreation. Facing the terminus façade will probably be placed the Municipal or Hotel Circus. This might be pushed a little further citywards by the rifle butts, but the ground is cumbered with ruins and cellars and heaps of stone and will be difficult to build upon. Some sites may be found here for the more notable Rajas who may desire a prominent position, and they might be suitably accommodated in the wild park and help to fill up the space along the main avenue which will join the two cities. However this avenue is planned, it must almost certainly at this point take the form of a wide curve. If this curve is laid out on high ground, as it can easily be, it will give from different angles by far the finest view of the curved front and towers and gates of Indrapat.

The Motive.—The motive of the new city is Governmental and somehow that note has to be struck.

The British Raj has come up at last to range itself alongside of the monuments of past rulers, and it must quietly dominate them all, Tughlakabad and Siri as well as Indrapat and Shahjehanabad.

And the note must ring right down. Correct style in architecture and artistically laid out gardens will help to produce beauty and dignity, but we have to try and express also something quite outside of art and penetrating far beyond the few genuine art lovers; our inheritance of, and our dominion over, the traditions and the life of India.

It is because I find it difficult to see that expression of dominion in what I fear may develop into little more than a superlatively well arranged Cantonment that I have personally looked to the rock and the "command" of the Ridge.

Had we been able to place high up there a serried row of Government buildings, we should have got the effect of Gwalior or Chitor; only with a peaceful instead of a warlike domination.

Of old, in the West as in the East, the cities were ruled by citadals. Later perhaps by Churches. The time may come when this sentiment of leading or control will be expressed by Universities and public libraries and all the varieties of Municipal buildings.

Be that as it may, city builders of the future as of the past will sigh for the big effects which only nature can give for rivers and lakes and wide expanses and high ground.

We have been warned off the river and all water surfaces, and I have tried to show how difficult will it be to make great open spaces a successful

feature. And we are not encouraged to go on the Ridge itself. But I do trust that we shall take full advantage of every foot of rising ground and every eminence, however stony, which lies within our boundaries.

The Site of Government House.—It is because there are not many dominating sites standing up above the plain that the placing of Government House becomes of such supreme importance.

It will be one of the few buildings which will have the chance of raising its head high above the trees. Perhaps it will be the only building; and, if so, its golden dome will be a symbol.

It must have the best and most suitable site within the ten square miles, and space for a great house with numerous subordinate houses for staff and other purposes, a beautiful garden and a park sufficiently extensive to ensure its privacy.

As the centre of both Governmental and social life it must be conveniently situated in relation to all those who will have to come to it, but, in these days of motors and in this country so accustomed to great distances, a mile in one direction or another can matter little. And it should be remembered that its placing will not alter the boundaries of the new city, though it will unquestionably have a great influence on the arrangement within these boundaries.

The Tentative Site.—Without consulting my colleagues I should not like to discuss this site.

It had distinct advantages, but difficulties first with reference to Paharganj, then with reference to Jaisinghpura, and now the Railway proposals have wrecked its line upon the Juma Masjid.

Other lines from it might be suggested, but nearly all of them would entail the removal or reduction of Raisena Hill, and then we should lose one of the high positions and points of view which we should so tenderly cherish.

Talkatora.—If it were possible to build upon the Ridge above or to the side of Talkatora garden, we should have not only one high ground but also the advantage of the Talkatora trees.

We should not however consider growing timber too much. In England it may sometimes be worth while to choose the site for a house because of the proximity of good timber. It is not so in India. There are so few good trees on the southern side that we value the more those that exist, and we shall, I hope, do our best to preserve them until the new timber is grown up to take their place. But an adequate supply of water and careful attention should enable us to grow others equally fine within 30 years; and 30 years is a very short period in the life of a city.

Talkatora garden will be an interesting feature of the new city, but it would be extremely difficult to adapt it as an adjunct to Government House; and indeed any attempt at such adaptation might speedily sign the death warrant of half of its attractions.

However, even with Talkatora garden out of existence, we are of course advised that the Ridge can be easily afforested and good gardens made upon it, and this is quite probable, though it will take time and much water and money. The trouble would be that the whole of the work would have to be done on rock, for there is no large patch of cultivated ground here as there is behind Malcha.

But the real difficulty is of another kind. On this portion of the Ridge we are getting too near what will be not the best, but the worst quarter of both cities, the part which is most convenient for Native bazaars and the lower class of Native clerks, the meaner suburbs of Paharganj, and the factory chimneys. It would have the effect of locating the Viceroy in what we might call the "East End".

Sites which have not been gone into.—There may be other positions on the ten square miles which nobody has had time to plan out.

One might be evolved on the site of the Ridge between the Talkatora and Malcha sites at B. M. 758—8, but it is unlikely that it would have any advantages over them, while gardening would be even more difficult on account of the steepness of the face.

Another has been suggested on the high outcrop between Khushak and Bhairon-ka-Mandar villages.

But it is unnecessary to consider anything else until we have threshed out the more attractive positions at Raisena and Malcha.

Raisena.—If we take it that Imperial Delhi will hold sway from Shah Jehan's city wall to Arakpur Baghmochi and from Indrapat to the 865 point on the Ridge, Raisena Hill is in the very centre.

As it is also, though not really high, the highest position standing out on the flat it may be considered the key of the whole site.

If it were thought well to leave 50 acres of it and its surroundings in their present rough state, it would be an ideal spot of wild park, and from its summit some portion, or from the higher platforms of any monument erected upon it a wide extent of all the Delhis could be overlooked.

In any city a high central point of view open to the public is extraordinarily and rightly popular, for it enables the people to realise and appreciate their city.

In this case the park might be round, bounded by a circular road; the lower ground being treated with trees and shrubs and flowers, the upper rocks being left in their present rugged state; and some monument, perhaps the King's pillar, being reared upon the highest point. This would make a royal centre for the city.

But this would of course be giving up to a park and a monument one of our very best sites for a building, or a block of buildings. Let us take the last first.

If necessary the rocky ground of Raisena would carry the whole of the Secretariats; and, were they ranged round and up the sides from the plain level to a small and very high edifice perched on the summit, we should achieve the effect of a capital, and the Governmental expression of which I have before spoken. This would mean covering most of the 30 acres of rock with buildings and courtyards and terraces.

Then to consider single buildings. It must be noted that, though Raisena gives an impression of considerable height, mainly because it falls steeply towards the east, the actual summit at the 750 contour is comparatively small in area.

Perhaps a Church might be built on that level, but it is calculated that, to obtain a base larger enough to carry Government House, the top of the hill would have to be cut off and the floor level of the great entrance door and the principal rooms set at 735 feet.

Let us then consider it as a site for Government House.

If this is to be a lofty building its top will still show up well over the site and there will be a prospect from the upper stories. But the loss of 15 feet of "command" will seriously prejudice the views from lower down.

We must remember that once clear of its own garden and much formal "place" as may be laid out in front of it the house will be ringed round by trees. Due north, due south and everywhere to the west these trees will be planted on ground above the 695 contour line, as a rule well above it. Even to the east practically none of the land within a mile and a half falls below 685. If, 40 years hence, and we are planning for generations to come, the trees have grown as we are told they will grow 60 feet high, a simple arithmetical calculation will show that no one who does not climb to the upper stories, and no one from the terraces and the gardens will see any distant view save down such avenues as are kept open. They will look out against a wall of tree tops.

This may not be of vital importance, but it should be borne in mind.

The advantages of this site for Government House may be put down as follows:—

It is the nearest site to the present city and to the suggested railway terminus, facts which will assist a concentrated lay-out for the united cities though not necessary for the Governmental quarters.

It is so central that everything can be made convenient to it.

Though one could have wished it higher to dominate the plain, it is amply high enough to dominate its immediate surroundings.

This moderate height will prevent any exceptional cost of water.

It has fine rock, both for effect and for foundations.

Beautiful terraces can be made.

The disadvantages may be these :

If the great entrance is even as high as the 735 contour line it may be difficult to arrange satisfactory approaches for there are no sloping wings.

The cost of the terracing and the moving of earth will be very heavy for the rocky area extends far on all sides.

As regards gardens and park this ground is contrary-wise. The Viceroy requires both. The garden should be near the house with fine soil, where good flowers and shrubs and trees can be grown without undue expense. It should have ample level spaces for lawns and games.

The park, on the other hand, which should be beyond the gardens, and is required mainly for privacy, can much of it be wild. With advantage it can be undulating and even rocky and so cheap to maintain.

In this case the garden will be up and down hill and rocky, the park flat and dull. It will be difficult to make a success of either without considerable expenditure both on original outlay and on up-keep.

The Sikh tomb and place of pilgrimage is within a quarter of a mile, and so, inconveniently near.

It may be held that the Viceroy's residence should be in the centre of the city, but I can imagine other views obtaining. The Viceroy must be near everything on one side without doubt, but not necessarily on all sides. There are advantages of privacy, perhaps even of secrecy, in being able to reach open country without passing along streets.

If the Viceroy's park is to be really private, and the public are not to be admitted, save as guests, the closing of 300 acres in its very centre becomes a serious obstacle to convenient communication across the city. Imagine London, with St. James' Park and the Green Park closed, and added on to Buckingham Palace Gardens as the King's private park, with no public roads or rights of way across the area !

Malcha.—The Malcha site must found its claim for consideration on these facts.

It is 50 feet higher than either Raisena or the "Tentative" site for its great entry and principal rooms could be placed on the 785 contour line.

Today the squat old tower dominates the whole of our ground, and indeed all the old Delhi, and a Government House reared upon it would always overlook the tree tops and tell above the skyline of the Ridge.

In contra-distinction to Raisena it could have its gardens and its park each under the most favourable conditions, a good garden close behind the house and wild park beyond stretching out to meet the public wild park upon the Ridge. Here the Viceroy's park could be so arranged as to be no bar to communications.

It is near, but not too near, the soldiers in Cantonments, and there would be no one between.

It has a good outlook down towards Raisena, and the distance is just sufficient to accommodate along that stretch of "place" and avenue the full dress buildings of the Government of India. All could be concentrated there with fine effect.

Raisena Hill would make a fitting terminal to this Governmental quarter of the new city and the great avenue as it swept on either side round its base and continued on to the Delhi Gate would resolve itself into shops and hotels and Municipal buildings and Indian Chiefs.

Its disadvantages may be these :

Compared with most of the other sites, Raisena in particular, it is further from Shahjehanabad.

It will be three miles from the Railway station.

Were Government House placed there, though it would not alter the location of the city, it would shift the Governmental centre up and back.

It is near our boundaries on the Ridge side, and if the house were occupied by the Viceroy in the very hot months before the rains, it might be hot.

Its extra height would mean higher pumping of water, though, on the other hand, the arrangement of park and garden would mean that much less water would be needed.

Conclusion.—I have endeavoured to steer clear of all matters affecting architecture and to treat the whole question broadly from a town planner's point of view alone.

Every architect, who has to build a house, should express his own views, and no one but an engineer should deal with engineering topics.

G. SWINTON.

ADDENDUM.

The linking of Imperial Delhi with the present City.

In the preceding notes I have tried to give the *pros* and *cons* which have to be argued out.

The following, which is a definite suggestion for town-planning, is added, because of its historic, perhaps of political, interest.

When Mr. Lanchester came out in June he brought with him certain sketches for improvements within the city walls. After discussion with Mr. Lutyens and myself, and after our departure for England, he elaborated them with some detail.

One of his proposals was a road straight from the Jama Masjid steps, which was to pass in front of the Delhi Gate of the Fort and out to a ghât on the banks of the Jumna. This could certainly be made ornamental and will probably be carried out by the Municipality in the future.

Another proposal was to make an exit from the present city towards the new through the wall between the Delhi and the Ajmere Gates; driving to it a road from a ceremonial railway station which was to be erected near the Lothian Road Bridge. Possibly a tract along this line may be made in the future as part of a general plan of improvement, but it will cost much money and involve much disturbance. It also loses its point if Sir T. Wynne's railway schemes are carried out; for a terminus outside the walls will certainly prevent any fresh expenditure on new stations within them.

I would suggest that the natural road joining the two cities has already been in use for nearly three centuries. And that it is already named.

When Shah Jehan built first his Fort and then his city around it, all the gates of both acquired their names by custom. They were not entrance gates to Shahjehanabad, but exits in certain directions. Four were exits to Kashmir, Kabul, Lahore and Ajmere. Two led, not in to but out to Delhi, out to the Delhi plain, out to each and all of the many cities which in the past had borne that name. The very gates and the street are aligned in the best town-planning manner upon Indrapat.

Now that the whole district of Daryaganj has been condemned, nothing can be simpler, cheaper and a greater improvement than to widen this street to truly Imperial dimensions. At its northern end will rise the great Fort Gate, surely a more fitting terminal in Shahjehanabad than any modern façade which we should erect. To the west will be the Jama Masjid. To the east the new river Ghât. To the north the Delhi city-wall gate and the open road to Delhi. It is both the best and the historic link.

When Kings visit Delhi they can detrain, as His Majesty King George detrained, within the precincts of the Fort at Salimgarh and pass out of Shah Jehan's Fort and city into the greater Delhi which inherits and continues the traditions of all the capitals of India.

Time brings its revenges.

May I point out how, some five years hence, the *arrival* of Imperial Delhi can be both announced and assured. All railway stations influence population, and their names are written and carried far and wide. A terminus must be a centre. When the new terminus is completed, it will attract people. Its name must be "Delhi". Let the present stations within the city walls then be re-christened "Shahjehanabad".

No. 120a.

FROM MAJOR-GENL. C. J. BLOMFIELD, C. B., D. S. O.

Peshawar, December 23rd, 1912.

DEAR LORD HARDINGE,

I hope I may be forgiven if I recommend to your consideration in connection with the architectural work at Delhi my brother Reginald Blomfield who is President of the Royal Institute of British Architects. He is also an Associate of the Royal Academy, an Honorary Fellow of Exeter College, Oxford, F. S. A., and the author of a good many books, *e. g.*, "History of the French Renaissance", "The Mistress Art", "Formal Gardens", and others.

He took a First in Greats at Oxford (Exeter College) and is a very able man—as his various distinctions show. With many apologies for troubling you with a purely personal business.

Believe me, sincerely yours,
(Sd.) C. J. BLOMFIELD.

This might be printed, Sir, and a copy of the letter sent to P. W. D. for record.

J. H. DuBOULAY,—21-2-13.

Please acknowledge. A copy might also be given to Messrs. Baker and Lutyens.

H.

No. 121.

FROM SIR T. W. HOLDERNESS, K. C. S. I., Under Secretary of State for India.

India Office, Whitehall, S. W., December 24th, 1912.

DEAR SIR JAMES DuBOULAY,

I enclose a rough copy of a paper by Sir Bradford Leslie on Delhi, which may interest Lord Hardinge. The paper was read on 12th December at the Society of Arts. This is the only copy I have at present, but I am expecting to receive others in the final form, and with the discussion which followed. I will send them on receipt.

I may mention that Lord Crewe has read the paper, and thinks that there is a good deal to be said for a scheme which would hold up the Jumna and embank part of it, even if the Town-planning Committee's present site is chosen. I imagine that this is an undertaking that could be done at any future time, if considered desirable, and that its omission for the present on the score of

expense or for other reasons would not necessarily affect the general lay-out of the new capital.

The India Office from the youngest clerk to the Senior Member of Council has been profoundly moved by the news of the murderous attack on the Viceroy, his marvellous escape, the equally marvellous escape of Lady Hardinge, the fortitude and courage shown (if I may say so) by both, and the splendid calm and presence of mind which caused the procession to reform and the programme to be carried out. It is a fine page of history. One cannot but be anxious during the next few days, though the telegrams we have so far received are all that could be desired. But we all earnestly hope that the Viceroy's recovery may be rapid and complete, and also that the foul plot may be unravelled and the miscreants brought to justice.

Yours sincerely,
(Sd.) T. W. HOLDERNESS.

No. 122.

Viceroy to Secretary of State.

Telegram P., 28th December 1912. (Despd. from Home Dept.)

Your telegram, dated 13th December. New Delhi. We consider no objection to publication of report of Committee on the understanding specified by Your Lordship.

No. 122a.

To G. F. deMONTMORENCY, Esq., Personal Assistant to the Chief Commr., Delhi.

Viceregal Lodge, Delhi, December 28th, 1912.

MY DEAR deMONTMORENCY,

Please refer to the Hon'ble Mr. Hailey's letter No. 1628, dated the 14th December 1912, to the Private Secretary to the Viceroy in connection with stopping of excavations in the village of Jaisingpura.

I shall be obliged if you will kindly supply me with a copy of the Chief Commissioner's letter of the 5th November last with enclosure referred to therein. The original letter with its annexure has been mislaid in my office.

Yours sincerely,
(Sd.) J. H. duBOULAY.

No. 123.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, January 1st, 1913.

D.-O. No. 8.

MY DEAR DuBOULAY,

In continuation of my demi-official letters No. 1628 of 14th December 1912 and No. 1237 of 4th December 1912, I send copies of the following letters:—

- (1) Mr. Reynolds' letter No. 38-D. of 17th December 1912.
- (2) My letter No. 7 of today's date to Deputy Secretary, Foreign Department.

I venture to think that the importance of the damage that is being done, and that the necessity for getting possessions of these lands at once, has not perhaps been thoroughly realised by the Foreign Department.

I also send a copy of my letter No. 582 of 5th November 1912, which you asked for in your letter of 28th December, addressed to deMontmorency.

Yours sincerely,

(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

Letter from the Chief Commissioner, Delhi Province, to the Secretary to the Government of India, Foreign Department, No. 7, dated Delhi, the 1st January 1913.

With reference to Mr. Reynolds' letter No. 38-D. of 17th December 1912, I have the honour to state that, in regard to the plots of which the land revenue is assigned to the

Maharaja and the village sites of Madhoganj and Bas Hanuman, the wishes of the Government of India have been noted. In regard to the plots, however, in which the Maharaja has proprietary rights and which are leased by him to tenants at will or held in occupancy right by tenants, I have the honour to bring certain further facts to the notice of the Government of India.

2. In regard to lands held in occupancy right in Delhi Province, the relations between occupancy tenants and their landlords are governed by the Punjab Tenancy Act, which expressly debars the landlords from any interference with his occupancy tenants except in cases where the tenant fails to cultivate the land, refuses to pay rent, alienates his tenancy or uses the land for a purpose other than for which it was given him. The relations between landlords and occupancy tenants are almost invariably strained, the present landlord regarding the occupancy tenant as a person to whom his ancestors have given an inconvenient status which deprives the heirs of the legitimate full profits from the land, and the tenant with his freedom of power to sublet regarding himself as good as the landlord. The Maharaja of Jaipur is accordingly debarred by Statute from exercising control over his occupancy tenants, and his relations with them, through the local agents of an absentee landlord, are not of a nature to give him the power of controlling them by persuasion. Any control of this kind must necessarily also be of a temporary and unsatisfactory nature, binding on the parties only, who enter into the agreement now, and can have no effect on the heirs of the present tenants in the future.

3. In regard to the land held in proprietary right and leased to tenants at will, the letter of the Government of India under reply makes no specific reference. Paragraphs 3, 4, 5 of my letter No. 582 (Foreign) of 5th November 1912 made special reference to the manner in which these lands are being ruined by excavation for brick kilns. I have had these brick kilns measured now by Mr. Ward, the Special Engineer Officer of the Delhi Town-Planning Committee. Up to 21st December 1912, 4,419,000 cubic feet of excavation for brick kilns has been carried out by persons to whom the Maharaja's local agent has leased the land for the purpose. From the measurements of the brick kilns at work now or marked out for excavation, it is estimated that 1,003,000 cubic feet of earth more will be excavated before 1st April 1913, if the work is allowed to continue. It will cost Rs. 73,197 to fill up these depressions if earth can be got to do it within half a mile for the purpose. The earth which is being excavated is good agricultural land suitable for parks, compounds and gardens, whereas that which will be brought to fill the excavation—unless it is carried from a greater distance at an additional cost of Re. -/6/- per 100 cubic feet for each additional $\frac{1}{4}$ mile—must necessarily be stoney or the earth mixed with ashes from older brick heaps. These excavations are therefore a very serious matter for the new Capital, ruining the chances of a good park round Jey Singh's observatory and adding a considerable sum to the capital cost of unremunerative outlay for the new city if they are to be treated in any manner.

4. I venture accordingly respectfully to ask that the Government of India may be pleased to reconsider the decision conveyed in Mr. Reynolds' letter No. 1763-I. B. of 19th August 1912, and No. 38-D. of 17th December 1912, in regard to the land held by the occupancy tenants and the land held by tenants at will. The lands held in occupancy right should be acquired. In regard to the land held in unencumbered proprietary right, I venture again to advise that H. H. the Maharaja may be asked to cancel the leases for brick kilns as soon as possible and, while retaining his proprietary rights, to give a practical evidence of his good intentions for the success of the new Capital by putting in Government as his tenant on fixed rent with a free hand to develop the land in the manner which the needs of the new Capital demand. I trust it may be found possible to adopt this policy, as the present conditions of affairs jeopardises the success of any town-planning scheme in the environs of Madhoganj or

Jaisinghpura, and bids fair to involve the Chief Engineer in further expenditure on drainage and malaria prevention works.

Letter from the Deputy Secretary to the Government of India in the Foreign Department to the Hon'ble Mr. W. M. Hailey, C. I. E., Chief Commissioner, Delhi, No. 38-D., dated 17th December 1912.

I am directed to refer to your letter No. 582-Foreign, dated the 5th November 1912, regarding the proposed acquisition by Government of certain lands belonging to His Highness the Maharaja of Jaipur in Jaisinghpura and Madhoganj for the purposes of the Imperial City at Delhi.

2. From your letter it appears that the Maharaja is not the sole owner of all these lands which also include plots in which different kinds of rights are exercised by him. They are—

- (i) Plots of which he is the owner, but which are encumbered with the possession of occupancy tenants and other tenants holding on perpetual leases;
- (ii) plots, the land revenue of which is assigned to the Maharaja, but the proprietary title of which belongs to others; and
- (iii) village sites in Madhoganj and Bas Hanuman in which the Maharaja's claim is disputed by the occupants.

3. As to (i) the Government of India consider that His Highness should be given an opportunity of controlling his tenants. In regard to these plots it would be sufficient at present to rely on the Durbar to abide by the conditions imposed in paragraph 2 of the letter from the Foreign Department to the Hon'ble the Agent to the Governor-General in Rajputana, No. 1768-I. B., dated the 19th August 1912. As regards plots mentioned at (ii) and (iii) above the Government of India agree with you (a) that Government should acquire the proprietary right over those agricultural lands on which the Maharaja has an incomplete title, and (b) that the village sites be acquired, leaving the courts to decide the relative claims of the Maharaja and the occupants to the compensation assessed. It should be distinctly understood, however, that all temples and historical buildings shall be preserved.

4. His Highness the Maharaja is being informed of this decision through the Hon'ble the Agent to the Governor-General.

No. 124.

TO THE HON'BLE COLONEL SIR A. H. McMAHON, G. C. V. O., K. C. I. E., C. S. I.,
Secy. to the Govt. of India, Foreign Dept.

Viceregal Lodge, Delhi, January 4th, 1913.

[Immediate.]

MY DEAR McMAHON,

The Viceroy has seen a copy of Hailey's letter to you, No. 7 of 1st January, regarding the Maharaja of Jaipur's land at the new Delhi site.

His Excellency is keenly interested in this matter and has twice received assurances from the Maharaja that he is willing to meet the convenience of

Government in any way. His Excellency wishes to emphasise that it is absolutely essential that Government should be free to handle these lands in whatever way they may deem necessary, and, if through the obstruction or mismanagement of the State Vakil and any other cause the land is likely to be spoiled or made less available for the purposes of Government, the Viceroy insists that the land must be acquired outright without further delay.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

P. S.—The matter seems to be one of considerable urgency.

No. 125.

Viceroy to Secretary of State.

Telegram P., No. 8, 5th January 1913, 9 p. m.

Private. Delhi. With Lutyens I have discussed the question of architecture and of co-operation with Baker in evolving and carrying out a design for Government House and another building of importance, while assisting Government in selection of designs for other buildings and acting generally as principal architectural advisers to Government. I have pointed out the necessity of adapting the designs to meet India sentiment, climatic conditions and official requirements, and the situation is realised by Lutyens, who recognises that an adaptation of Western style in the above sense is feasible. He is ready to accept the task as defined above with the co-operation of Sir Swinton Jacob as adviser on Indian architecture, materials, &c., and of Baker as architect. This combination should meet all requirements, I think, and if you approve, will you kindly approach Baker and Swinton Jacob, at the same time making terms with them. I should be glad to know whether you approve.

No. 126.

From L. W. REYNOLDS, Esq., C. I. E., Deputy Secy. to the Govt. of India, Foreign Dept.

Delhi, January 6th, 1913.

MY DEAR DuBOULAY,

With reference to your letter of yesterday's date to Sir Henry regarding the lands belonging to the Maharaja of Jaipur on the site for the new city, I

write to let you know that the question was discussed with Hailey this afternoon. The simplest and most expeditious method of settling the matter will be a personal discussion. Bayley, the Resident at Jaipur, has consequently been asked to come to Delhi at once and to ask the Maharaja to send with him the Minister or a responsible official with authority to act subject to the Maharaja's final approval.

Yours sincerely,
(Sd.) L. W. REYNOLDS.

No. 127.

Secretary of State to Viceroy.

Telegram P., 10th January 1913, 7-55 p. m. (Recd. 11th, 7 a. m.)

Private. Please refer to your private telegram of the 5th January regarding Delhi. I cordially approve of the suggested combination. I am approaching Baker who is in Rome, and on hearing from him I will approach Sir Swinton Jacob. Next week I will communicate the whole proposal to my Council, and, provided Baker and Jacob consent to co-operate, anticipate no difficulty as to terms.

No. 127a.

FROM R. BARRATT, Esq.

*The Athenæum, Pall Mall, S. W.,
January 10th, 1913.*

DEAR LORD HARDINGE,

* * * * *

Also, if you will allow me, I am anxious to congratulate you on having overcome all the difficulties, official and sentimental, and given the designing of Government House and the Secretariats to Lutyens and Baker.

The Government of India is indeed fortunate in having a Viceroy so discerning, and lucky too in having these two men of artistic ability free to devote themselves to this unique work.

Humanly speaking, it is now assured the result will be a striking success, equal to anything modern in the world.

You will have stamped your Viceroyalty with an advance in taste, hitherto unknown in India, which cannot fail to bear much fruit in the years to come.

I trust I have not wearied you in the past; if I have been of any help, I am glad. I have only had one object in view, *viz.*, to avoid repeating the ugly and ignorant mistakes in the past, to get this great chance utilised to the fullest advantage, and to show to the world, in this new century, the Imperial

Rule can lead in art and cultured taste, as well as in science and justice and truth.

Yours sincerely,
(Sd.) REGINALD BARRATT.

No. 128.

To PROFESSOR AMILCARE, Studio di Architettura, *via* P. Momazzo, 45, Milano (Italy).

Viceregal Lodge, Delhi, January 10th, 1913.

DEAR SIR,

I have to acknowledge your letter, without date, expressing your desire to send in designs for competition in connection with some of the buildings proposed for the new Capital of India. I have, under His Excellency's directions, forwarded your letter to the Secretary in the Public Works Department who will deal with it in due course.

I am, &c.,
(Sd.) J. H. DuBOULAY.

No. 129.

To THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, January 10th, 1913.

MY DEAR GORDON,

As arranged on the telephone I send herewith the application from Professor Amilcare for disposal. You will find his address on the attached envelope.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Original application from Professor Amilcare *re* his desire to send in designs for competition in connection with some of proposed buildings for new Capital.

No. 130.

FROM SIR BRUMWELL THOMAS, Kt..

Maidens Hotel, Delhi, January 11th, 1913.

DEAR SIR JAMES,

As an announcement had been made prior to my leaving England that the question of the design of the buildings at the new city was deferred pending

the delivery of the Committee's Report on Town-planning, I decided to visit India in order to make a study of the native architecture and, if possible, to obtain an audience with the Viceroy in order to submit some of the designs of the public buildings I have carried out.

Before leaving I wrote to the Secretary of State informing him of my intended visit and its object, asking whether it would be possible for me to be given facilities for examining the site referred to in the press as having been decided upon, and I have since received a reply informing me that the designing stage is not yet reached and directing me to apply to the Secretary of the Public Works Department for the facilities I asked for.

Owing to the circumstances which have arisen in the meantime, I have deferred all action in the matter beyond delivering a personal letter from Lord Aberdeen to the Viceroy, but I trust I may now without undue haste ask whether it will be possible for the Viceroy to receive me while I am here.

May I add that my work has been entirely in the larger public buildings, some of them of considerable size, and I hope that when a work of such magnitude as the new capital is under decision, the buildings I have carried out will receive consideration.

I am thinking of leaving for Simla tomorrow night for a few days, but I will arrange at this hotel for my letters to be forwarded.

Yours very faithfully,
(Sd.) A. BRUMWELL THOMAS.

No. 130a.

CORRESPONDENCE REGARDING STATUES OF THE KING AND
QUEEN AT DELHI.

(*Pages 153 to 154f.*)

FROM SIR WALTER LAWRENCE, BART., G. C. I. E., &c.

22, Sloane, Gardens, S. W., January 12th, 1913.

MY DEAR DUBOULAY,

I have hesitated to write to the Viceroy to convey my intense sympathy with him and Her Excellency, and my warm admiration of their courage at that awful moment. Wherever I go, I hear the same thing, sympathy and pride in the attitude of our Viceroy in that time of sudden trial. I did not write, as I knew that he would be inundated with letters and telegrams. I only hope that he will not take up work till he is really well.

When he is quite recovered, will you tell him that I have arranged with Sir Geo. Frampton, B. A., for the Queen's statue at cost of £2,500 and with Mr. B. Mackennal for the King's statue at £2,700. Both sculptors are in close communication, and the height of the figure with plinth to the top of the head will be 7 feet 6 inches. The crown will add a further 2 inches. Mr. Mackennal at first insisted on £2,900. It was rather difficult for me to negotiate, as the King had already intimated to know that he was to do the work. Personally I regard Sir Geo. Frampton as by far the greater sculptor. Mr. Mackennal with difficulty came down from £2,900 to £2,700. I have seen his sketch and it is a wonderful likeness, and a perfect pose. He has dealt with the Coronation robes very happily.

As regards the pedestals. These will be absolutely simple. Mackennal suggested a height of 9-foot, and wanted £600 for the pedestal; but Sir George Frampton has suggested, and Mackennal agrees, that it would be better that the pedestals should be made in Delhi from Indian marble in accordance with drawings, which will be supplied to me by them. I hope that the Viceroy will agree to this. India would thus share in the actual construction of statues, and the freight of this mass of marble will be saved. Packing, insurance and freight will run away with much money; and if Mackennal had stuck to the original demand, *viz.*, £2,900, for statue and £600 for pedestal, the Gwalior grant of £3,500 would have been exhausted. Will you let me know whether the idea of the pedestals being made in India is approved, and whether you can get—say—Mekrana marble for the purpose. I will send you later measurements of the pedestals. The Indian stone-carvers under skilled supervision could do the work just as well as it could be done in England.

With our kindest regards to Lady DuBoulay and yourself,

I am, yours sincerely,

(Sd.) WALTER LAWRENCE.

To C. B. BAYLEY, Esq., C. V. O., Secy. to the Trustees, Victoria Memorial Hall.

Viceregal Lodge, Delhi, February 6th, 1913.

[Private.]

MY DEAR BAYLEY,

I should be very grateful if, out of your experience, you would advise me in the following matter:—

You may have heard that Scindia and Bikaner are presenting statues of the King and Queen to new Delhi. They will be in white marble.

It has been suggested that the pedestals should be made in Delhi in accordance with drawings to be supplied by the artists at home.

I understand that they would be about 9 feet high and absolutely simple.

It is thought that Mekrana marble would be procurable and suitable for the purpose.

Have you any comments on these suggestions?

Would Mekrana marble be suitable?

Would it be likely to go well with the white marble used for the statues?

Is any other Indian marble preferable or suitable?

Could Indian workmen be trusted to make a good job of the pedestals?

You might, if you would, also let me know who are the proper people to apply to for the supply of Mekrana marble.

I should be grateful if you would help.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

P. S.—His Excellency is now making good progress, and is, I hear, in much better spirits. Now that they have got these beastly fragments out, I hope his wounds will be completely healed by about the 20th.

(Sd.) J. H. DuB.

FROM C. B. BAYLEY, Esq., c. v. o., Secy. to the Trustees, Victoria Memorial Hall.

Camp, February 11th, 1913.

DEAR DuBOULAY,

Your letter, dated the 6th instant, *re* marble. It is rather difficult for me to answer definitely, because, of course, I am not an expert and can only answer from what I have seen and gathered as Secretary to the Victoria Memorial.

I believe that Mekrana marble would be absolutely suitable. It is beautiful marble, and I was told by a foreman, who has worked in marble all his life, that he did not believe a skilled workman at home would know it from the finest Grecian marble.

Whether it is procurable is another matter. The Mekrana quarries are leased to the Trustees of the Victoria Memorial, and Martin & Co. have just recently raised an alarm that they cannot get enough suitable marble out of them to finish the building in a reasonable time. It is under discussion whether the geological people should be asked to report on the matter, with particular reference to this question. Sir Thos. Holland reported on these quarries in detail and you will be able to get this from the Secretariat.

I know of no Indian marble preferable to Mekrana marble (the Taj was built of this marble). I believe that Indian workmen under an European foreman could do the pedestals perfectly well. As already noted, I think you would have to ask the Victoria Memorial Trustees to allow Martin & Co. to supply the marble, but I take it that the quantity necessary for two pedestals, 9 feet high, would be so inappreciable, compared to the requirements of the Victoria Memorial Hall, that there could be no objection to this.

Your news of the Viceroy is very pleasing. We all hope that his wounds, health and spirits will now rapidly recover, but what a plucky man he is.

Yours sincerely,
(Sd.) CHARLES B. BAYLEY.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, February 17th, 1913.

[Urgent.]

MY DEAR GORDON,

You will probably remember that Scindia and Bikaner are presenting statues of the King and Queen to new Delhi. It has been decided that they should be in white marble.

It has been suggested that the pedestals should be made in Delhi in accordance with drawings to be supplied by the artists at home, and I understand that these pedestals would be about 9 feet high and quite simple.

Could you let me have your opinion as urgently as possible as to whether Mekrana marble would be suitable for this purpose, and let me know whether there is any other Indian marble which would be suitable or preferable; also whether Indian workmen could be trusted to make a good job of the pedestals?

Yours sincerely,
(Sd.) J. H. DuBOULAY.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

Delhi, February 18th, 1913.

MY DEAR DuBOULAY,

Yours of yesterday regarding marble for pedestal of their Majesties' statues.

I have not been to Mekrana and do not know any one here who has; but from what I have heard and seen of its marble, I have no doubt that it would be quite possible to obtain from there marble suitable for the pedestals. Also I have no doubt that Indian workmen could be trusted under proper supervision to make a good job of pedestals of simple designs.

Yours sincerely,
 (Sd.) W. B. GORDON.

His Excellency,—

Please see enclosed from Sir W. Lawrence. I have sent him an *ad interim* reply, and would now propose, with your approval, Sir, to ask the Victoria Memorial Hall Trustees whether they can let us have the marble for the pedestals from Mekrana.

(Sd.) J. H. DUB.,—19-2-13.

Please do so. I did not know that the Victoria Memorial Hall had a monopoly of marble from Mekrana. I did not gather from Mookerjee that such is the case.

H.

To C. B. BAYLEY, Esq., c. v. o., Secy., to the Trustees, Victoria Memorial Hall.

Viceregal Lodge, Delhi, February 21st, 1913.

DEAR SIR,

It has been suggested that the pedestals of the two statues of His Majesty and Her Majesty to be presented to Delhi by Their Highnesses the Maharajas of Gwalior and Bikaner respectively should be made in India.

The statues will be in white marble, and it is proposed that the pedestals should be of the same material—some 9 feet high and of simple design.

It is thought that marble from the Mekrana quarries would be suitable for these pedestals; and, as I have been informed that these quarries have been leased to the Trustees of the Victoria Memorial, the Viceroy has desired me to write and ask the Trustees whether they would permit the requisite amount of marble to be supplied from those quarries.

I am not yet in a position to supply the measurements of the proposed pedestals, but it is clear that the quantity of marble required would not be excessive.

I would ask you to lay the matter before the Trustees and let me know their views for His Excellency's information.

I am, &c.,
 (Sd.) J. H. DUBOULAY.

FROM SIR WALTER LAWRENCE, BART., G. C. I. E., &c.

22, Sloane Gardens, S. W., March 15th, 1913.

MY DEAR DUBOULAY,

Thank you for your letter of 6th ultimo. The King has seen the sketch model of the Gwalior statue and has expressed himself as delighted with it. If we could get Mekrana marble for the pedestals, it would harmonise with the Sicilian marble of the statues, and it would be a good move, as all pedestals in the future, which did not involve detailed work, would be made in India of Indian material.

The continued good news of the Viceroy's recovery is cheering, but I wish he could have taken a longer holiday. Most unfavourable opinions are coming home about the Commission activities. India is becoming increasingly attractive for cold weather Commissions. It is a pleasant and economical form of holiday and an easy method of getting rid of inconvenient cranks for a season.

May I be remembered kindly to Their Excellencies, and with my kindest regards to Lady DuBoulay and yourself,

I am, yours sincerely,

(Sd.) WALTER LAWRENCE.

FROM C. B. BAYLEY, Esq., c. v. o., Secy. to the Trustees, Victoria Memorial Hall
(to Private Secy).

Calcutta, March 19th, 1913.

No. 349-E.

DEAR SIR,

With reference to your letter of the 21st ultimo, regarding the supply of a small quantity of marble from the Mekrana quarries for the pedestals of the statues of His Majesty and Her Majesty to be presented to Delhi by Their Highnesses the Maharajas of Gwalior and Bikaner respectively, I beg to state that the Trustees are very pleased to accede to the request of His Excellency the Viceroy, and have permitted Messrs. Martin & Co. to supply the requisite amount of marble from the Mekrana quarries for the above purposes.

Perhaps you will kindly communicate with Messrs. Martin & Co. on the subject.

Yours faithfully,
(Sd.) C. B. BAYLEY.

His Excellency in Camp,—

Before writing to Lawrence, I think it would be better to address Martin & Co. as per draft below, Sir. I have read that there are considerable difficulties about the marble at Mekrana.

(Sd.) J. H. BUB.

Draft approved. I doubt if the marble will be given.

(Sd.) H.

Issue.

(Sd.) J. H. DUB.

To MESSRS. MARTIN & Co.

Viceregal Lodge, Delhi, March 24th, 1913.

GENTLEMEN,

It has been proposed that the pedestals for the statues of His Majesty and Her Majesty to be presented to Delhi by Their Highnesses the Maharajas of Gwalior and Bikaner should be provided in India, and it is thought that Mekrana marble would probably be most suitable for the purpose.

The Trustees of the Victoria Memorial tell me that they have authorised you to supply the requisite amount of marble for the above purpose, and in accordance with their suggestion I am writing to you.

It is contemplated that each of the pedestals should be about 9-00 high—the exact measurements have not yet been supplied.

I should be grateful for an assurance that there will be no difficulty in supplying the requisite marble, if Mekrana marble is finally selected, together with a rough indication of the rate. It will probably be wanted about a year hence.

Yours faithfully,

(Sd.) J. H. DUBOULAY.

FROM MESSRS. MARTIN & Co. (to Private Secy.)

No. 7990.

Calcutta, March 27th, 1913.

SIR,

We beg to acknowledge receipt of your letter of the 24th instant, and note that it has been proposed that the pedestals for the statues of His Majesty and Her Majesty to be presented to Delhi by Their Highnesses the Maharajas of Gwalior and Bikaner shall be of Mekrana marble.

We do not anticipate that there would be any difficulty in supplying these pedestals from Mekrana. The approximate cost will be Rs. 15 (rupees fifteen only) per cubic foot, delivered on rail at Mekrana, provided we get the marble on the same conditions as that required for the Victoria Memorial, *i e.*, free of Royalty.

We would be in a position to give a final estimate of the cost upon receipt of the design of the pedestals.

We are, &c.,

(Sd.) MARTIN & Co.

To SIR WALTER LAWRENCE, BART., G. C. I. E., &c., 22, Sloane Gardens, London, S. W.

Viceroy's Camp, Dehra Dun, April 11th, 1913.

MY DEAR LAWRENCE,

Many thanks for your letter of 15th March. The Viceroy definitely approves of the pedestals of the two statues being supplied in India; and I have ascertained that it will be possible to get Mekrana marble for the purpose—if that is finally selected. You might now—when you can—let me have the measurements and designs for the pedestals, and also give me some indication as to when they ought to be ready.

I am writing this from camp near Dehra Dun. We have been out in the jungles since the beginning of the month and have bagged a couple of panthers and a few stags, but have had no luck with tigers.

The Viceroy and Lady Hardinge are in the best of health, and send you many thanks for the kind things you have said about them.

Yours sincerely,

(Sd.) J. H. DUBOULAY

P. S.—I shall now make over the duty of providing the marble, &c., to the Chief Commissioner, Delhi, upon whom will fall the responsibility of setting up the statues.

J. H. DUB.

No. 131

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, January 13th, 1913.

DEAR DUBOULAY,

I write to you because I do not know how far I am justified as yet in troubling the Viceroy with business matters.

Lutyens has of course seen him and reported to Brodie and myself views which he has expressed, but I gather that most of their conversations have been concerned with architecture.

We now wish, if he is fit for it and has the time, to discuss with him some town-planning points which must be settled before we go further; and I think that it would be best—to save him trouble—that we should put our points on paper.

He could then think over them at his leisure, and either send us his views in writing, or, when he feels well enough, see us on the subject.

You probably know that I have been ill, but I am out and about again now, and I hope quite recovered.

A day or two before the outrage I sent His Excellency some rough notes which I had put together, and I suppose that then or later he was able to read them; but, any way, circumstances have altered some of my premises.

May I now write to him again?

Yours sincerely,

(Sd.) G. S. C. SWINTON.

154½

No. 132

To E. L. LUTYENS, Esq.

Viceregal Lodge, Delhi, January 13th, 1913.

MY DEAR LUTYENS,

I was unable to write to you yesterday, but you may like to know that I received a satisfactory reply from Lord Crewe on Saturday night, and that he is in communication with Mr. Baker, who is in Rome.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 133

To SIR BRUMWELL THOMAS, Kt., Maidens Hotel, Delhi.

Viceregal Lodge, Delhi, January 13th, 1913.

DEAR SIR BRUMWELL,

I am sorry to tell you that it is entirely out of the question for the Viceroy to receive business visits at present, and I fear it will be so for several weeks to come.

I am receiving letters from other architects who would like to have a hand in new Delhi, and if you would care to send me a brief statement of your wishes, I would have it recorded in the proper office for reference, should occasion arise, together with the letter of introduction to the Viceroy which you brought with you.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 134

...MEMORANDUM.

During the past two months I have had frequent messages from Lord Crewe urging upon me the association of Messrs. Baker and Lutyens as principal Architects for the new Delhi. His idea was that they should be given the building of Government House and one other important building, and that they should adjudicate and decide questions affecting all other

buildings erected in the new city. I resisted the proposal on the ground that Lutyens was absolutely hostile in his views to any idea of the introduction of any sort of Indian architecture, and, as I told Lord Crewe, it would be foolish to introduce another Philistine when we had already one in Lutyens. Lord Crewe has repeatedly pressed me on this subject, maintaining that Baker is much more adaptable in his views than Lutyens, that he has a great reputation behind him, and that he has adapted to a large extent the old Dutch style in the new Government buildings which he has designed for the new capital in South Africa.

Since Lutyens's return to India I have found him much more adaptable, and that he is quite ready to adopt Indian architectural details in any designs that might be confided to him. He fully realises now that a purely Western city in an Eastern plain would be out of place, and I have impressed upon him that what we want in the new city are buildings of a fine breadth of treatment with an Indian sentiment or tradition throughout. He realises that such an idea is quite feasible and he would be ready to conform himself to it; but in order that there should be no doubt as to the introduction of Indian tradition in the new buildings, I insisted upon the association of Sir Swinton Jacob with Baker and Lutyens, if such a scheme should meet with the approval of Lord Crewe. I annex a telegram that I sent to Lord Crewe a few days ago and his reply. I believe that the combination here suggested would meet with the general approval and would silence objections on many sides. Sir Swinton Jacob is undoubtedly the best exponent of Indian architecture that exists—to which the popularity of his work in the United Provinces, Rajputana and Central India bear testimony. I hope that the combination which I have suggested to Lord Crewe will generally meet with the approval of my Hon'ble Colleagues.

Please circulate.

H.,—13-1-13.

No. 135.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, January 14th, 1913.

DEAR LORD HARDINGE,

As this is my first letter to Your Excellency since the outrage I must begin by saying how sorry we have all been for you, and how much we hope that you will soon be able to throw off all its evil effects.

Then I must refer for one moment to the rough notes which I sent you a day or two before the 23rd of December, in which I still expressed my personal

belief that Malcha had the greatest possibilities as a site for Government House, *unless* questions of high policy ruled it out. I understand from Mr. Lutyens that you have definitely decided that it is too far out, which settles the matter. Under these circumstances Raisena is certainly the best site. It is also better in one way than we were then led to believe, for Mr. Lutyens apparently sees no difficulty in placing the front door step and floor level of the state rooms on the 745 feet contour line instead of the 735 feet, which was the highest level mentioned to us a month ago. This extra 10 feet of command is of great importance.

The question which now arises is the aspect of the house, and the consequent alignment and arrangement of the state avenue. It is well to put the two together, as probably everybody would agree that Government House must face down the state avenue, and that that avenue must be dressed on either side by the Secretariats.

Mr. Lutyens has shown you two fresh ideas for lay-out, the first drawn with an east-north-east aspect for Government House, the second drawn in order to show you a composition with Government House facing on Indrapat. May I take them in that order?

The advantages claimed for the first are as follows :—

We had all discovered, independently, that this aspect would suit the lie of the ground. There is a good state road into the present city, and a good business road. The varying ranks and classes of inhabitants seem to fit in well, and the lines of inter-communication are good. The railway trouble appears to be adjustable, and there are no drainage difficulties. Above all Mr. Brodie holds very strongly that, if the new city is to be embellished by water effects, they are far more easily arranged with this alignment.

We understand that Your Excellency, after seeing this lay-out, pointed out that Indrapat was ignored, and expressed a desire to see a plan with Indrapat as a central feature.

In the second plan many of the same advantages re-appear, but the water effects are more difficult.

On the other hand, Indrapat receives recognition, and it is on the extent of this recognition that we should like Your Excellency's assistance.

May I put my own personal view of the matter, and also attempt to give other arguments.

From the very first I have desired to get Indrapat into the picture, and for many reasons. It is said to be the oldest of the Delhi's and to have Hindu foundations. But what we see today is Mahommedan! It is therefore a double capital, linking us with both religions and a remote historic past; while, lying as it does at the hub of the wheel of the Delhi plain, it would be most appropriate that the main roads should lead to it. Also it is extremely

picturesque. But here the difficulty begins, for "picturesque" is the right word. It has no specially good architectural feature. It looks best when seen as a whole. Its real charm to a painter's eye is its full length of rugged outline. From Raisena it is a third of a mile across, and, at certain hours, every angular face and tower takes on a different play of light and shade. This is why it has such a fine effect from the Ridge and from Raisena today. But will it always look as well from Raisena?

Your Excellency will remember that, in my notes of last month, I pointed out that, as much of the ground between Raisena and Indrapat was over the 690 contour line, trees planted there and growing 60 feet high would hide Indrapat from a Government House on the 735 contour level. The extra ten feet will make a great difference, and it might be possible to arrange that only lower-growing timber should be planted along that line, and that the height of houses upon it should be limited. In that case, perhaps without laying an avenue upon it, the whole length of its sky-line could be seen from Government House over the trees and the ordinary bungalows. We should in that way get a picturesque view of Indrapat, but, to a certain extent, lose the historic "touch" of the main state avenue linking up with it.

Let us then consider what would be the effect of laying the avenue upon it. We must remember that it is to the state avenue that we look for an effect of grandeur. It must hold the finest houses and the finest trees. The buildings, which will stand on ground above the 690 contour, may be as high as 60 feet, and the trees should be higher. Therefore it is certain that, even from the 745 contour line, Indrapat cannot be seen over the flanking sides of the avenue. We should depend for our view of it entirely on what can be seen framed between the two blocks of Secretariats and their surrounding trees. What then should be the size of the picture framed?

Now if we could get a view of the whole, or of the greater portion of Indrapat, perhaps set in water much as Leeds Castle is set in a lake, I cannot imagine a more royal and fitting end of a Delhi state avenue. But, as I have said, Indrapat is 600 yards across, and that would mean that the Secretariats must be separated by an open space a quarter of a mile across, and that every tree in that width must be low. Therefore, fine as that effect might be, it would mean putting the Secretariats on either side not of an avenue, but of a Park-way as wide as the lower end of the Champs Elysées, which would have to be treated not with big trees, but with grass, shrubs, low trees and, perhaps, ornamental water. This would mean expense in lay-out and in up-keep, and a considerable separation of the Secretariats which might both be inconvenient and militate against their architectural value.

If, on the other hand, we are only going to see a small section of Indrapat down an ordinary avenue, and all the rest is to be blotted out, will the effect be so good? One gateway, two ruined towers, and one angle may be seen,

and a very little possible water. How will this fragment compose with the framing, which will be of modern buildings?

Though, as I say, I am myself very keen on Indrapat, I am a little afraid that we may not by this arrangement get as fine a view of it as I should like.

It comes to be a question of weighing the value of the different advantages and disadvantages. Will Your Excellency think them over and let us know your views.

As you asked Mr. Brodie to give a special report upon river treatment, which is a purely engineering question, I will leave that subject to him.

But of course Mr. Lutyens and I agree, as I am sure Your Excellency will, that, if fine water effects can be produced at a reasonable cost and with perfect safety to health, they could immensely increase the attraction of Delhi.

Yours very sincerely,
(Sd.) G. S. C. SWINTON.

No. 136.

NEW CAPITAL, DELHI.

River Improvement and Water Treatment of Frontage.

The scheme shown on the accompanying plan is intended to provide an improved and healthier river frontage from Wazirabad to a point below Indrapat.

Under this scheme the river below the Railway Bridge would be trained towards the city walls by means of groynes on the east side until the channel becomes parallel to them at a distance of about 300 yards away.

The Bela would be raised to a level above high flood mark and given a fall for drainage of the surface towards the river.

The east side of the river where the land is low would be raised by the deposit from flood waters and the edge would be raised above high flood level and planted with trees. A road or drive might also be constructed near the river.

As excavated material will be required in considerable quantities for raising the Bela and for filling and levelling areas within the new city an ornamental water of small dimensions could be made opposite to the end of a main avenue by excavation, and this could be so arranged as to form portion of the larger area of water on the completion of the training of the river.

The level of the water would be maintained at or about 672 by means of stoney or other sluices in the line of the permanent channel below Indrapat, and the free passage of silt laden storm waters as well as the removal of the silt deposited in the permanent channel during periods of small flow would thus be provided for.

A level of 672 for water, whilst not sufficiently high to prejudicially affect the low lying land above Wazirabad, would reduce the total quantity of excavation over the shallow area required for the formation of the ornamental water.

With regard to the supply of water required to keep the water to a constant level it appears likely from the information available that the present flow in the Jumna will meet the requirements of evaporation and percolation except during periods of exceptionally low flow such as occurred during the month of June last year.

On such an occasion the water stored above the weir should be a very useful supplement to the Agra supply, and the draining of the lake, should such a course become necessary during the hottest portion of the year, would not be unhealthy. If the river when maintained at flood water level is found to raise the level of the subsoil water this could no doubt be more than counter-balanced by rendering water-tight the irrigation channels in the neighbourhood as suggested for the new capital, so that the seepage from them into the subsoil at present taking place could be cut off.

The total cost of the scheme, including river training excavation and deposit of material, provision of stoney sluices, formation of roads and planting, it is considered should not exceed £ 250,000 and would probably be done for less than this amount.

The improvement of the public health of the existing city of Delhi requires that the Bela should be raised and the river bed made more permanent and improved, and expenditure on these works, if carried out as part of the larger scheme, would help towards its completion.

January 1913.

JOHN A. BRODIE.

No. 137.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, January 14th, 1913.

DEAR SWINTON,

I am afraid it is out of the question for the Viceroy to have business interviews, or to deal with serious business for some weeks yet.

He will, as at present arranged, open the Legislative Council Meeting on the 27th—a big effort—and then go off to Dehra Dun for 10 days or a fortnight's rest and change, and I hope that when he comes back he will be fit to tackle such urgent matters as new Delhi.

Meantime if there are any small points on which you urgently require decisions you might, if you don't mind, write to me, but I am greatly afraid that the Viceroy is not at present in a condition to justify his tackling long and contentious problems.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

P. S.—It is true that he has had some architectural talk with Lutyens, but architecture is rather a hobby with him, and this conversation interested without tiring him.

As regards the notes you sent, they have been printed and are awaiting His Excellency's attention, but they came just before the State Entry, and he has asked me to keep them until he feels fitter.

If there are any modifications you would like to make, I will have them printed and attached to your note.

(Sd.) J. H. DuB.

No. 138.

To THE HON'BLE MR. H. WHEELER, C.I.E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, January 14th, 1913.

MY DEAR WHEELER,

I am desired to ask you to kindly have the attached papers circulated from the Home Department.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Memo. regarding Messrs. Lutyens and Baker as principal Architects for the new Delhi.
Telegram from the Secretary of State to the Viceroy, dated the 10th January 1913. Delhi.
Telegram to the Secretary of State, dated the 5th January 1913.

No. 139.

FROM E. L. LUTYENS, Esq.

Delhi, January 15th, 1913.

[Private.]

MY DEAR DUBOULAY,

Herbert Baker is the son of a good old yeoman family in Kent near Cobham, I should say he was born in 1867. He was educated and trained in England and went out to Africa to find an opening and was soon discovered and taken up by Cecil Rhodes and through his influence made his name and career there.

If asked, I should say he was distinctly anti-Dutch. You might say he was domiciled in South Africa owing to the amount of work he has done there, but I know no one more English in his tradition and his sentiment. True English born to the very bone. His eye is always on England, and he is, I believe, the main support in these bad farming days of his old ancestral home.

I write in haste. The rumour sounds to me to be absurd.

Let me know if I can say more.

Yours ever,

(Sd.) E. L. LUTYENS.

No. 140.

TO E. L. LUTYENS, Esq.

Viceregal Lodge, Delhi, January 15th, 1913.

MY DEAR LUTYENS,

I fancy the Viceroy discussed with you the proposal of associating Baker with you in connection with the building of Government House in new Delhi.

Some rumours of this have got about, and it has been suggested that Baker is a South African by birth, and that in view of the attitude of South Africa towards Indian immigrants, his appointment would be a grave offence to Indian sentiment. The Viceroy believes that there is no truth in the suggestion that Baker is a South African, either by birth or domicile, but he believes that you know all about him, and would be very grateful if you would let me have a statement of his career, emphasising, if that be consistent with the truth, that he is English and not South African by birth, and that, though he has recently come into prominence in connection with work in South

Africa, the greater part of his career has been in England, and most of his work has been done there.

I shall be very glad if you will let me have this statement with the least possible delay, and would be glad if you would regard it as strictly private.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 141.

To E. M. LUTYENS, Esq.

Viceregal Lodge, Delhi, January 15th, 1913.

MY DEAR LUTYENS,

You may be aware that the competition has been getting on in regard to the designs for the residences of various classes of officials at new Delhi.

The Viceroy is anxious that, when the designs come down to Delhi and are available for inspection, you should have opportunities of studying* them carefully. I am writing to Gordon of the Public Works Department to tell him of it, and you might place yourself in communication with Gordon, so that you may have a chance of seeing these designs in some peace and quiet when they are available.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

* For your own information, not with a view to assessing their merits.

No. 142.

To THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. O. E., Secretary to the
Government of India, Public Works Dept.

Viceregal Lodge, Delhi, January 15th, 1913.

MY DEAR GORDON,

The Viceroy is particularly anxious that Lutyens should have facilities for studying* the various designs which have been submitted in connection

* For his information, not with a view to assessing their merits.

with the competition for designs for residences of various classes of officials at new Delhi in peace and quiet, and at leisure.

I have written to Lutyens to tell him so, and have suggested that he should put himself into communication with you, in order that this may be arranged in due course, when the designs are available.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 143.

FROM E. L. LUTYENS, Esq.

Delhi, January 16th, 1913.

MY DEAR DuBOULAY,

I will get into touch with Gordon and will ask to see the designs sent in competition for the Residences.

I shall only assess them for my own information and instruction and whatsoever that may be; I will keep to myself unless the Viceroy asks me my private opinion on them.

I hope to be sending you the photograph of Indrapat tomorrow. The Viceroy repeating what he said to me a week ago has brought us all into line, and the contentious matter, is one, no more.

Yours very sincerely,
(Sd.) E. L. LUTYENS.

No. 144.

FROM THE HON'BLE. MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Delhi, January 16th, 1913.

MY DEAR DuBOULAY,

His Excellency requested me to return the enclosed after I had taken a copy.

Yours sincerely,
(Sd.) W. B. GORDON.

[ENCLOSURE TO THE ABOVE LETTER.]

Note by Mr. Brodie *re* river improvement and water treatment of frontage.

No. 145.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India
Public Works Dept.

Viceregal Lodge, Delhi, January 16th, 1913.

MY DEAR GORDON,

The Viceroy has had in contemplation the appointment of a Committee somewhat on the lines of the Delhi Durbar Committee who should be responsible for the building of the new Delhi.

The question has arisen as to what powers this Committee should exercise in various matters, and I am to say that, with reference to the Public Works Department, His Excellency contemplates giving them the powers of the Government of India, which I believe is what the Durbar Committee had.

On the other hand, it has been suggested that it would be sufficient if they had the ordinary powers of a Local Government.

His Excellency feels that this suggestion is deserving of consideration, and, as at present advised, he is disposed to give them the powers of the Government of India, subject to the understanding that big proposals involving large expenditure or questions of principles should be referred to the Department of the Government of India concerned.

I am entirely ignorant of the Public Works Department codes, and I write to ask whether you could suggest, for the Viceroy's information, a form of words which would give effect to the latter proposal.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 146.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, January 16th, 1913.

DEAR DuBOULAY,

I meant to have sent you up a note by Lutyens this morning, but he went off before I knew he was going.

I unfortunately got your letter *after* I had been up to Government House to luncheon.

I thought that the invitation was a result of my letter to you and I told Lady Hardinge our difficulties.

She said that I was to have seen the Viceroy after luncheon but, as what I told her might give him too much to think about, she agreed that it would be better to put the points in writing and send them up to her, when she would put them before him when she said he was inclined and fit. They are really questions of personal taste, views of Indrapat, &c.

But Brodie had told her something about water effects, and she apparently mentioned this at once to the Viceroy, for Brodie was hauled back and saw him for a few minutes.

Later she wrote that she had spoken to the Viceroy, and that he would like my points on paper, so I sent them up last night, but, having in the meantime got your letter, added that I should like to see her again before she showed them to the Viceroy, as that might save him trouble.

The last thing we want to do is to worry him unnecessarily.

However a note has just come asking me to go up and see him now.

You may rely on us doing all we can to save him, and thank you very much for saying that we may, if necessary, trouble you instead.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 147.

To H. HENSMAN, Esq.

Viceregal Lodge, Delhi, January 16th, 1913.

MY DAER HENSMAN,

As you know there has been some talk of associating Baker with Lutyens in connection with the designing and execution of Government House to be erected at new Delhi.

This matter has not been settled yet and cannot be officially announced, and it would be unfortunate even if the suggestion was made that it had been settled. At the same time it is quite permissible to refer to the rumour.

In connection with it I am writing to ask you whether you could see your way to put it about that Baker is not a South African by birth. The Viceroy has heard that some Vernacular paper has got hold of that idea, and he is afraid that opposition may be encountered to his appointment if it is generally believed that he belongs by birth to a country which treats Indians so rigorously. It is true that Baker has spent a good many years in South Africa and has made his name there, but he was born in Kent and bred and

educated in England, and Lutyens tells me that he did not go to South Africa until he was 27-years old.

If you could use these facts judiciously, I think it might go far to discount any agitation about his appointment on the grounds that he is a South African.

Yours sincerely,
(Sd.) J. H. DUBOULAY.

No. 148.

Secretary of State to Viceroy.

Telegram P., 17th January 1913, 10-20 p. m. (Recd. 18th, 10 a. m.)

Private. Please refer to your private telegram of January 5th regarding Delhi. Mr. Baker was interviewed today. As proposed by you, he is willing to co-operate with Lutyens, but considers that conditions of co-operation and financial terms can best be arranged at Delhi. He offers to proceed there by next week's mail for four weeks' work on terms we gave to Lutyens, namely, monthly fee of three hundred guineas and expenses. If visit results in architectural engagement, as he hopes, two-thirds of this fee to be recovered from the Architect's Commission. I would be glad if you would telegraph your wishes as soon as possible. He approves of the proposed association of Sir Swinton Jacob as adviser.

No. 149.

FROM SIR T. W. HOLDERNESS, K. C. S. I., Under Secretary of State for India.

India Office, Whitehall, S. W., January 17th, 1913.

DEAR LORD HARDINGE,

I hesitate to write to you about business, but I think I must.

I have just seen Baker, the South African architect. He has on hand a good many engagements in South Africa with the Union Government and otherwise. On hearing from us that you were disposed to employ him in co-operation with Lutyens, he telegraphed to General Smuts in South Africa to enquire whether there would be any difficulty on the part of the Government. The answer was, "accept". So he understands that the South African Government will make things easy for him. At the same time he does not want, if he can help it, to break his connection with South Africa or to tie

himself to prolonged residence in India. In South Africa his arrangement with the Government in building for them is that he should be responsible for the design, and that the Government through its Public Works officials should undertake to carry out the building. If this plan is followed in India, he would be less tied to India for long periods of time. His commission would also be on a lower scale.

As to working with Lutyens he thought that the best plan probably would be that Lutyens should undertake to work out the detailed designs for Government House, while he himself would do the same for the "other important building" mentioned in your telegram. They would work in common to this extent that they would consult each other about their respective portions and aim at a harmonious whole.

He thought that the final arrangements as to the work to be assigned to him and as to rate of commission and other conditions could not be settled until he arrived at Delhi.

The final conclusion come to was that he had better go out on a temporary engagement which would be remunerated on the same scale as Lutyens was when placed on the Town-Planning Committee. If his visit is followed by an architectural engagement with you, two-thirds of his fee is to be absorbed in the commission received by him as your architect. That is, he will in that event retain 100 guineas of the 300 guineas monthly fee, while 200 guineas will be recovered from the commission payable to him as architect.

It seems to me the best arrangement we could make.

He quite approves of the proposed association of Swinton Jacob with Lutyens and himself. I read your telegram of the 5th to him, and explained that the explanation of the arrangement given in my letter of 8th January to him was what I (and, I may say, Lord Crewe) understood you had in view. Jacob will not be directly and jointly responsible for the design as Baker and Lutyens will be; but he will be their responsible adviser and he will have a right to lay a case before the Government of India if his advice on an important point is not followed.

We shall have to come to terms with Swinton Jacob separately. He is at Biarritz.

I enclose copies of my letter to Baker and of his reply. They will show you the interpretation placed by us on your telegram.

We follow your progress to complete recovery with the greatest sympathy and interest. The *Daily Bulletin* is eagerly looked for by the whole office.

Believe me, yours sincerely,

(Sd.) T. W. HOLDERNESS.

[ENCLOSURES TO THE FOREGOING LETTER.]

To H. BAKER, Esq., c/o. Gordon Leith & Co., British Art School, Rome.

India Office, Whitehall, S. W., January, 8th 1913.

[Private & Confidential.]

DEAR SIR,

The Secretary of State for India has before him a suggestion that you should be associated with Mr. Edwin Lutyens in designing and carrying out one or more important buildings (of which Government House would be one) for the Indian Government at Delhi; and also in assisting that Government in the selection of designs for other public building and in advising it generally on architectural questions relating to the new Capital. Mr. Lutyens is agreeable to this proposal and Lord Crewe understands that he has already had some communication with you on the subject.

Should you be disposed to entertain a proposal of this kind, provided suitable terms are arranged, will you kindly let me know by telegram for Lord Crewe's information, and will you further let me have by post your ideas as to terms, and let me know whether you are likely to be returning shortly to this country? I do not know if I am right in assuming that you and Mr. Lutyens would be regarded as in partnership for the particular purpose, and that the commission would be paid, as it were, to the firm.

I ought to mention that, in view of the necessity for adapting the designs to meet official requirements, climatic conditions and Indian sentiment as to architectural style, the Indian Government further propose to engage Sir Swinton Jacob as adviser to the architects employed, to assist them with his advice on questions of Indian architecture, materials and the like. Sir Swinton Jacob since his retirement from the Public Works Department of the British Indian Government, has been for the last twelve or fourteen years the engineering and architectural adviser to some of the leading Indian Chiefs, and has designed and carried out important public buildings for them.

Mr. Lutyens has agreed, so far as he is concerned, to the proposed appointment of Sir Swinton Jacob and to carry out the work in consultation with him. I presume that you would have no objection to the arrangement.

I am, &c.,

(Sd.) T. W. HOLDERNESS.

FROM H. BAKER, Esq.

Palace Hotel, Rome, January 12th, 1913.

DEAR SIR,

I received your letter of the 8th too late to answer last night. I am rather overwhelmed at the honour suggested for me, but it is not for me to reason why. There are difficulties in the way of my immediate decision. I promised the Government to be back at my buildings

in Pretoria in February. I could possibly stretch the point till March, but this, I fear, would *now* be impossible if I went to India. I am cabling to General Smuts, my best friend in the Government, for his opinion privately. I wonder whether you would care to cable officially for their opinion and sanction. I will do so of course as soon as I have made any definite decision.

The buildings there are being finished during this year, and I came here to study terracing and sculpture for them.

I think therefore that I must decide nothing until I have had the opportunity of a discussion with you.

I have important engagements tomorrow and the first fast train after reaches London on Thursday. So I am cabling, asking for an appointment with you on Friday.

I will keep Lutyens' office informed of my movements and address. The essential point is, it seems to me, whether a very short visit to India at this stage would be considered sufficient.

Please excuse this informal reply.

Yours, &c.,
(Sd.) HERBERT BAKER.

No. 150.

Viceroy to Secretary of State.

Telegram P., No. 32, 18th January 1913, 3-30 p. m.

Private. New Delhi. The experts have their report under reconsideration, and in the meantime do not desire its publication.

No. 151.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Delhi, January 18th, 1913.

MY DEAR DUBOULAY,

Your demi-official of 16th (received yesterday).

2. One or other of the enclosed drafts will, I think, meet His Excellency's wishes. When discussing the matter on Thursday you and I were, I fear, talking rather at cross purposes, as I was not aware of His Excellency's wishes or intentions with regard to the nature of the estimate for permanent Delhi which is to be submitted to the Secretary of State. I am still under this disadvantage. Hence the necessity for alternative drafts and I may add the small delay that has occurred in replying to your letter.

3. Ordinarily the Secretary of State refuses to accept any project for works, the estimates for which are not based on detailed plans and estimates. His orders in this respect are very strict. He waived them in the cases of the Coronation Durbar and of the Temporary Works. In both cases the works were of a temporary nature and time moreover did not admit of the usual procedure being adopted.

4. If the usual procedure is now to be followed, draft A will, I think, meet the case. It assumes that the detailed plans and estimates will be submitted to the Government of India in the usual way for scrutiny before being submitted to the Secretary of State. This scrutiny should not involve any delay unless indeed, as is most unlikely, the project is submitted in such a hopelessly bad way as was that of the Sukkur Weir to which you alluded the other day.

5. If, on the other hand, it is desired to obtain in the first instance the Secretary of State's general approval to a more or less rough estimate as was done in the case of the Temporary Works, draft B will perhaps meet the case.

6. I may point out that if the usual procedure is followed, as provided for in draft A, there is practically no difference so far as powers of expenditure on works are concerned between the powers of the Government of India and of a Local Government. The Local Government entrusted with the execution of the work can incur expenditure up to the full amount of the estimate, and a little beyond, without further reference to the Government of India.

Yours sincerely,

(Sd.) W. B. GORDON.

P. S.—I should be glad to have a further opportunity for considering the selected draft, and if you like, to come down and discuss it. I have not kept a copy of this letter or enclosure for reasons explained by telephone.

[ENCLOSURE TO THE ABOVE LETTER.]

DRAFT ORDER, A.

1. A Committee shall be formed consisting of—
2. The Committee shall be entrusted with the following matters :—
 - (1) The preparation of a general estimate, based on detailed plans and estimates, of the cost of the new Capital for submission to the Government of India; and

- (2) the execution of the works after the general estimate has been sanctioned by the Secretary of State.

3. Subject to the condition that the total expenditure incurred by the Committee shall not exceed the sanctioned estimate, the Committee shall, in respect of the matter entrusted to them under paragraph 1, have the full powers of the Government of India under the Public Works Department Code and the Civil Service Regulations and other financial codes and regulations issued by the Government of India. Subject to the following reservation—

- (a) The powers of the Committee under Article 81, Civil Service Regulations, shall be those enjoyed by a Local Government in respect of provincial expenditure, and they shall have similar powers in regard to temporary appointments without being bound by the restrictions in clause (2) of Article 78-A, Civil Service Regulations.
- (b) The emoluments of the members of the Committee, including their Secretary, shall require the sanction of the Government of India.

4. The Secretary of State will be requested to sanction this arrangement so far as it involves a delegation to the Committee of financial powers.

DRAFT ORDER, B.

1. A Committee shall be formed consisting of—

2. The Committee shall be entrusted with the following matters :—

- (1) The preparation of a general estimate, based so far as works are concerned on square foot or cubic foot rates, for submission to the Government of India.
- (2) The preparation and sanction of detailed plans and estimates against the general estimate sanctioned by the Secretary of State.
- (3) The subsequent execution of the works.

3. Subject to the condition that the total expenditure incurred by the Committee shall not exceed the estimate sanctioned by the Secretary of State, the Committee shall, in respect of the matter entrusted to them under paragraph 1, have the full powers of the Government of India under the Public Works Department Code and the Civil Service Regulations and other financial codes and regulations issued by the Government of India.

Subject to the following reservation :—

- (a) The Committee shall not sanction against the general estimate any estimate of which the amount exceeds 12½ lakhs exclusive of charges for establishment and tools and plant.
- (b) The powers of the Committee under Article 81, Civil Service Regulations, shall be those enjoyed by a Local Government in respect of provincial expenditure, and they shall have similar powers in regard to temporary appointments without being bound by the restrictions in clause (2) of Article 78-A, Civil Service Regulations.
- (c) The emoluments of the members of the Committee, including their Secretary, shall require the sanction of the Government of India.

4. The Secretary of State to be requested to sanction this arrangement so far as it involves a delegation to the Committee of financial powers.

No. 152.

TO THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Viceregal Lodge, Delhi, January 19th, 1913.

MY DEAR SIR GUY,

I send you copy of the enclosed by His Excellency's direction.

An early reply ought to be sent.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Copy of telegram from the Secretary of State, dated the 17th January, *re* Delhi.

No. 152a.

FROM SIR BRUMWELL THOMAS, *Kt.*

Simla, January 19th, 1913.

DEAR SIR JAMES,

Thank you very much for your letter. I had no idea the Viceroy's condition was as serious as it is from what you tell me, and under the circumstances, perhaps, I should take no further steps in the matter of my work. I am extending my stay up here, but I will call at Delhi again in about a week when I will avail myself of the opportunity of calling upon you and Lady DuBoulay to say good-bye before leaving for England.

Believe me, yours sincerely,

(Sd.) A. BRUMWELL THOMAS.

No. 153.

Viceroy to Secretary of State.

Telegram P., No. 36, 20th January 1913, 4-30 p. m.

Private. Please refer to my private telegram of the 18th of January regarding new Delhi. I should like to add that I have given the copy of Sir Bradford Leslie's report sent out by Holderness to the experts, and have asked them to consider it; and until their minds are finally made up, it seems undesirable to publish their first report.

No. 154.

Viceroy to Secretary of State.

Telegram, No. 38, 20th January 1913, 5 p. m.

Private. Please refer to your private telegram of the 17th of January. I have consulted my Council, and, on the proposed terms, we cordially approve of Baker coming out. I hope he will start at once.

No. 154a.

FROM HIS EXCELLENCY THE EARL DENMAN, G. C. M. G., Governor-General of the Australian Commonwealth.

Melbourne, January 20th, 1913.

MY LORD,

In continuation of my despatch, dated 18th December 1912, covering copies of eight principal designs selected by the Commonwealth Government for a Federal Capital City, I now have the honour to forward herewith a copy of Parliamentary Paper,* No. 65 of 1912, containing the report of the Departmental Board appointed to investigate and examine the designs.

I have the honour to be,

MY LORD,

Your Excellency's most obedient servant,

(Sd.) DENMAN.

172b

No. 155.

TO CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, January 20th, 1913.

MY DEAR SWINTON,

With reference to the Viceroy's conversation with you the other day, and his request that a lay-out might be prepared on the Ridge site, I am to send herewith an advance copy of Sir Bradford Leslie's paper.

It has been sent out by the India Office and His Excellency is desirous that it should be properly considered before any final decision is taken as to the site of the new Capital.

It is the only copy which His Excellency possesses, and he would therefore be glad if you would see that it is returned to him in due course.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

[ENCLOSURE.]

Copy of Sir Bradford Leslie's paper regarding lay-out plan.

No. 156.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, January 20th, 1913.

MY DEAR DUBOULAY,

I have to acknowledge the receipt of your letter of the 19th instant asking for an early reply about Mr. Baker, the Architect, coming out.

I received your previous note, dated the 19th, enclosing the telegram from the Viceroy, only 5 minutes before your second note.

I am guarding against any action which my colleagues might resent as implying that I was not keeping them informed.

I therefore thought it best, before answering your two notes, to take advantage of a sitting of a Council yesterday evening to read your note and the telegram to the Viceroy to my colleagues, and to ask them if they have agreed that my answer to you should be what it now is. They agreed.

Will you please inform His Excellency that no financial difficulty will be raised in regard to Mr. Baker's appointment, and that the Council cordially agree to the proposal that he should come out at once to assist Mr. Lutyens.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 157.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, January 20th, 1913.

MY DEAR DUBOULAY,

The second portion of your second note of yesterday informs me that His Excellency is asking the experts to draw up an alternative lay-out for new Delhi in the Civil Lines (Sir Leslie Bradford's paper).

In accordance with His Excellency's orders, I am informing my colleagues of His Excellency's action, and I hope you will convey, in anticipation, our respectful thanks to His Excellency for keeping us informed.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 158.

TO THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Viceregal Lodge, Delhi, January 20th, 1913.

MY DEAR SIR GUY,

His Excellency contemplates putting the attached note on to this file, but would be grateful if you would look through it to see whether you would suggest any additions or modifications.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Note regarding constitution of Delhi Committee.

No. 159.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, January 21st, 1913.

DEAR DuBOULAY,

As you say that this copy of Sir Bradford Leslie's paper is the only one the Viceroy has, and we already have one copy, I send back this one.

Brodie is already engaged in writing some notes upon it, pointing out some of the difficulties, and you may rely upon our very carefully considering it.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 160.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., G. C. M. G.,
Member of the Viceroy's Council.

Delhi, January 21st, 1913.

[Private.]

MY DEAR DUBOULAY,

I have to acknowledge the receipt of your letter of the 20th instant, in which you inform me that His Excellency contemplates putting the attached note on to this file and asks whether I can suggest any additions or modifications.

Will you please thank His Excellency for letting me see both his note and the memorandum attached to it, in regard to the operation of the Committee?

I have no suggestions to offer in regard to His Excellency's note, which I think should prove acceptable to my colleagues.

In regard to the proposals now advanced and the reservations which His Excellency suggests, I am prepared to note, when the file reaches me, that I accept full financial responsibility for the proposals put forward by the Viceroy.

I readily admit that responsibility is assumed, because anything outside the four corners of recognised financial control should receive my opposition rather than my support; but I approach the subject from another standpoint; if any progress is to be made, some departure is also to be made from the laboured process which is justifiable under ordinary conditions; and secondly, I think that, unless His Excellency is given more of a free hand, we shall never have any new Delhi at all.

For these reasons I am prepared to relieve him of financial responsibility in connection with the proposal as now put forward.

I do not think that there is anything more which I can do to help His Excellency.

I may observe that I may have some trouble in carrying this through Council because the Secretaries have, I suspect, influenced my colleagues. Secretariats naturally dislike anything which in any way affects their position.

If I were to meet with much opposition in Council, I should be disposed to suggest to my colleagues that the Committee should be appointed under the proposed conditions on the understanding that the whole thing should come under review at the end of a year.

If you get that, you get all you want, because if the Committee works badly you will have to review the situation; whilst if it works well for a year,

it will be quite out of the question to touch it at the end of that time. Also in a relatively short time His Excellency will, no doubt, be able to take the whole thing into his own hands.

I will do my best to take it to Council and to carry it through without any modification or addition, if His Excellency so decides.

Will you take a favourable opportunity to explain this to His Excellency?

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 161.

Secretary of State to Viceroy. (P. W. Dept.)

Telegram, 22nd January 1913, 4 p. m. (Recd. 23rd, 5 a. m.)

I have engaged Baker, Architect, to proceed to India for four weeks in connection with proposed buildings in new Delhi. He proceeds to India by steamship *Egypt*, arriving at Bombay 7th February. He has been instructed to report himself to Chief Commissioner, Delhi. Further particulars by post.

No. 162.

Secretary of State to Viceroy.

Telegram, P., 22nd January 1913, 4 p. m. (Recd. 23rd, 5 a. m.)

Private. Please refer to your private telegram of the 20th January regarding new Delhi. In fulfilment of Montagu's promise, a copy of Committee's first report has already been placed in libraries of the two Houses. No further steps will be taken to publish it.

No. 163.

From J. A. BRODIE, Esq.

Experts' Camp, Delhi, January 22nd, 1913.

DEAR SIR JAMES DUBOULAY,

Referring to the message I sent to Liverpool with regard to an extension of my time in Delhi I think it well to let you know that while my people agree to an extension they wish me to be back in Liverpool, if possible, by the end of February. This would be an extension of one month on the five months previously granted, making a total of six months in all and would involve my leaving India not later than Saturday, February 15th.

Yours faithfully,

(Sd.) J. A. BRODIE.

I would begin by saying that while I want to carry the Government of India as a whole with me, I am very anxious that the work of the Committee should not be tramelled by the difficulties and delays that occasionally arise through references to various departments.

It has been my practice to consult the Members of my Council on all points connected with new Delhi and to show them everything, and it is my intention to continue to do so.

I am quite willing that all big matters involving large expenditure and questions of principle should be referred to the departments concerned, and, in order to clear the air, I think it will be better if I explained a little more fully the sort of powers I should like to see possessed by the Committee.

I must premise that I assume that the Secretary of State will be satisfied with what, I believe, is known as a project estimate and will not demand detailed plans and estimates of the whole scheme. If he does, the construction of new Delhi will be very gravely delayed, while our own hands will be tied in respect of any modifications which new considerations or a change in the conditions may necessitate. Assuming then that the Secretary of State will accept a project estimate, I would give the Committee powers as indicated in the attached draft. I hope that my Hon'ble Colleagues will be able to accept these proposals, and would only add that if the reservations that I have suggested are agreed to—and I have suggested some of them in the hope that they will meet some of the objections which have been expressed—I shall look to my Hon'ble Colleagues with confidence to see that no unnecessary delay takes place in dealing with proposals submitted to their respective departments.

Please re-circulate.

(Sd.) H[ARDINGE],—22-1-13.

DRAFT.

1. A Committee shall be formed consisting of
2. The Committee shall be entrusted with the following matters :—
 - (1) The preparation of a general estimate, based so far as works are concerned on square foot or cubic foot rates for submission to the Government of India.

(2) The preparation and sanction of detailed plans and estimates against the general estimate sanctioned by the Secretary of State.

(3) The subsequent execution of the works.

3. Subject to the condition that the total expenditure incurred by the Committee shall not exceed the estimate sanctioned by the Secretary of State, the Committee shall in respect of the matter entrusted to them under paragraph 1 have the full powers of the Government of India under the Public Works Department Code and the Civil Service Regulations and other financial codes and regulations issued by the Government of India.

Subject to the following reservations :—

- (a) The powers exercised by the Committee shall be subject to the general control of the Viceroy.
- (b) In addition they will be required to submit formally to the Government of India proposals involving large questions of principle and in particular any radical proposal to alter the lines of the lay-out approved by the Government of India, as also any proposal to grant special concessions in respect of land or easements, or any variation of regulations (such as those prescribing the size of compounds) or of schemes (such as those for employing private agency for house building, or for giving out plans on competition) on which the Government of India had passed orders.
- (c) The Committee shall not sanction against the general estimate any estimate of which the amount exceeds $12\frac{1}{2}$ lakhs exclusive of charges for establishment and tools and plant.
- (d) The powers of the Committee under Article 81, Civil Service Regulations, shall be those enjoyed by a local Government in respect of provincial expenditure and they shall have similar powers in regard to temporary appointments without being bound by the restrictions in clause (i) of Article 78-A., Civil Service Regulations.
- (e) The emoluments of the Members of the Committee including their Secretary shall require the sanction of the Government of India.
- (f) All questions involving expenditure shall be referred to the Financial Member of the Committee and the Committee shall refer any such matter to the Government of India on his written requisition.

4. The Secretary of State to be requested to sanction this arrangement so far as it involves a delegation to the Committee of financial powers.

No. 164.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, January 23rd, 1913.

MY DEAR WHEELER,

I pass on to you the enclosed from Brodie.

I do not quite know what you are doing about the period of service of the experts, but you will see that Brodie has to be back in Liverpool next month.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

Letter from Mr. Brodie, dated 22nd January 1913, re extension of his service, in original.

No. 165.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, January 24th, 1913.

MY DEAR GORDON,

Please refer to the telegram from the Secretary of State, dated the 22nd January, regarding the engagement of Mr. Baker as Architect in connection with the proposed buildings in new Delhi, copies of which were sent you yesterday morning.

I presume you will inform the Chief Commissioner about Mr. Baker's appointment and date of arrival.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 166.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt of
India, Public Works Dept.

Delhi, January 25th, 1913.

MY DEAR DuBOULAY,

With reference to your letter of the 24th instant, I write to say that the Chief Commissioner is being informed of the appointment of Mr. Baker as

Architect in connection with the proposed buildings in new Delhi and of the date of his arrival.

Yours sincerely,
(Sd.) W. B. GORDON.

No. 167.

Secretary of State to Viceroy.

Telegram P., 27th January 1913, 1-30 p. m. (Recd. 28th, 5 a. m.)

Private. DuBoulay. Please refer to your private telegram* of the 25th January regarding new Delhi. Lord Crewe is very glad to hear that the Viceroy is able to deal with this question personally. This is what he had hoped. Please see his letter sent by last mail to the Viceroy. Lucas.

* Secret message despatched by P. S. V.

No. 168.

Secretary of State to Viceroy. (P. W. Dept.)

Telegram P., 27th January 1913, 6-25 p. m. (Recd. 28th, 7 a. m.)

Please refer to the enclosures to Public Works Secretary's letters of January 24th regarding the Delhi Architects. As suggested, Jacob is willing to advise Lutyens and Baker, and will visit India next cold weather, if required, but he cannot go now. He returns to England early in April, when he will be available to give advice. I will arrange terms with him if this meets your requirements.

No. 169.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

Delhi, January 28th, 1913.

MY DEAR DUBOULAY,

On the 16th His Excellency handed me a note by Mr. Brodie (which I returned to you on that day) and a plan which I now return and instructed me to let him have as soon as possible my views on Mr. Brodie's proposals for dealing with the river after consulting the Sanitary Commissioner and Ward. I now send my note on the scheme written after discussion with those officers. I am sorry that as Major Robertson is away just now I have not been able to

show the note to him. I am, however, sending him a copy and asking him to note his views on the scheme in its sanitary aspect. Generally my opinion on the scheme is that, although it would be injurious to the more northern tracts, it would not adversely affect the Raisena site.

Yours sincerely,

(Sd.) W. B. GORDON.

[ENCLOSURE TO THE ABOVE LETTER.]

NOTE.

His Excellency handed me Mr. Brodie's note on river improvement and water treatment of frontage on the 16th instant and requested me to let him have my opinion on the proposal after consulting Major Robertson and Mr. Ward. In a preliminary discussion on the 17th instant, Major Robertson stated that to enable him to express an opinion he would be glad to have an engineering opinion as to the probable effects of the scheme on the subsoil water and flood levels of certain areas and on the formation of silt and islands in the river bed between the high banks indicated on Mr. Brodie's plan and in the river bed above the railway bridge to Wazirabad. On the 29th instant, I again discussed the proposals with Major Robertson and Messrs. Keeling and Ward.

2. Mr. Brodie's note and plan are, I gather, intended to give merely a rough general outline of a possible scheme of river improvement. In working up in detail any scheme of the kind many modifications would suggest themselves, and I understand from Mr. Ward that some modifications are already contemplated. It is hardly necessary, therefore, even if it were possible, to consider the present rough scheme in any great detail, and I shall confine my remarks to certain important questions which arise out of the scheme on the assumption that the proposals are roughly those outlined in Mr. Brodie's note.

3. Laying aside for the moment all considerations of cost it may at once be agreed that the scheme is practicable purely from an engineering point of view.

4. With regard to the sanitary questions on which the Sanitary Commissioner requires information, namely, the effects of the proposals on subsoil and flood levels and on the formation of shallows and islands in the river bed, I can at present give only a general indication as to what in my opinion the effects of the proposals are likely to be.

5. First, as regards subsoil water levels the effect of pounding the water up R. L. 672 throughout the year, or even for the greater part of the year, must be to flatten the various gradients at which the subsoil water now

escapes riverwards, and thus to raise the level of the water throughout a zone of varying width bounded by lines running on either side of, and roughly parallel to, the river along the length of the impounded water from its upper end down to a short distance above the proposed barrage.

6. The areas which would be most seriously affected by the rise in spring level are—

- (1) An area of not less than 20 square miles lying along the river to the north of the Ridgē. It is bounded roughly on the west by the Delhi-Karnal road, on the east by the river, and on the south by the Najafgarh jhil drain. Owing to the rise in spring level and to the obstruction to the free flow of surface water, the whole of this tract which includes a great part of the Durbar area would become seriously water-logged and in places swamps would be formed.
- (2) The Bela lying along the river front of the southern portion of the Civil Station of the city, and to the south of the city, for a total length of about $3\frac{1}{2}$ miles. In order to make this area sanitary, under the new conditions, much more earthwork would be required than is necessary at present.
- (3) A low lying area of perhaps 80 square miles on the left bank of the river extending from opposite Daryaganj to seven miles or more above the railway bridge. Here also the rise in spring level and obstruction to the free flow of surface drainage would create swamps and cause serious water-logging.

7. With the level of the water maintained at or about R. L. 672 islands and shallows will still be formed in the river bed, and these will not be entirely removed by ordinary floods.

8. As regards the lake itself, a minimum depth of at least six feet is, I consider, necessary to make it at all certain that there shall be no growth of weeds. This depth will not be everywhere maintained unless the bed of the lake is cleared out from time to time.

9. Turning to the barrage itself no details are given, but the length of the opening of the weir as indicated by the sketch appears to be hardly sufficient. In any case the régime of the river below the weir will be altered, and the flood waters will carry more silt than they do now. This may adversely affect the Agra Canal and, if the Canal authorities anticipate any trouble from these causes, it will be necessary to remodel the Okhla headworks. This would add a large sum to the capital cost of the scheme. The estimated cost of the scheme as given is £250,000, but this would seem to be too small a sum. It appears to be probable that the scheme will cost more than 50 lakhs (£330,000), irrespective of the cost of any remodelling that may be required of the headworks at Okhla.

W. B. GORDON,—28-1-13.

No. 170.

Government of India Staff at Delhi.

It is commonly reported that all the Government of India staff are here now. The following figures are instructive, the more so, as many who are here are without their families and living doubled up or in tents :—

There are here—

50 officers	...	...	out of 179, not	$\frac{1}{8}$
90 European Regimental Mess and Clubs	...	...	530, about	$\frac{1}{6}$
229 Indian clerks	...	...	2,421	$\frac{1}{11}$
300 Press hands	...	...	2,500	$\frac{1}{8}$
669		TOTAL	5,630	$\frac{1}{9}$

The larger figures must be ultimately provided for, and undoubtedly all the Indian clerks and the great mass of servants, who are unable to take their wives and children to Simla, will expect to find their permanent homes in Delhi. Also all these figures will tend to *increase*.

No. 171.

TO THE FIELD MARSHALL EARL ROBERTS, P. C., K. P., G. C. B., G. C. S. I., &c.

Viceregal Lodge, Delhi, January 29th, 1913.

DEAR LORD ROBERTS,

As the Viceroy is unable at present to write he has asked me to do so on his behalf, concerning the extent to which it would be justifiable to utilise the Delhi Ridge, for building purposes.

The Committee of Town-Planners have been directed to investigate the site comprising the Civil Lines, the Ridge and the Cantonments, together with some lands further to the north-west up to the edge of the Mubarak Bagh garden, with a view of testing its possibilities for the new city.

There has hitherto been an assumption that public opinion would be opposed to utilising the Ridge for buildings, except to the north of the Khyber Pass, through which the Alipore Road passes. Such a decision must reduce the possibilities of the northern site to an extent that would seriously prejudice its adoption if its selection on other grounds were approved.

It has been suggested that the objections to utilising the Ridge, to a limited extent, might disappear if the matter is treated more or less on the following lines. The whole of the Ridge, south of the Pir Gaib Mosque, including Hindu Rao's House, and the Mutiny Memorial, to be laid out as a beautiful garden, with vistas cleared to the Cashmere Gate, and other salient points in the defence; Hindu Rao's House, which is now a Hospital, being restored, as far as possible, to the state it was in after the Mutiny, and arranged to contain a museum, such as exists at the Lucknow Residency, of models and relics which would elucidate the history of the siege. The none too beautiful Mutiny Memorial might be replaced by a fine Cathedral within the precincts of which, the existing tablets and inscriptions, could find a place.

One cannot help thinking, that a sympathetic treatment on these lines, inspired by a genuine desire to create the most suitable memorial in beautiful surroundings, would go far to satisfy sentimental considerations, and to remove the objections to utilising the rest of the Ridge for the erection of the more important public buildings only, on or near which tablets could be placed to mark the other points of interest of the siege.

It may fairly be argued, that there could be no fitter monument, to the heroic efforts of the Army before Delhi, than that on so memorable a battle field, should arise the Capital of the Indian Empire. Would not this be a most inspiring and gratifying reflection to the descendants of those who fought and fell, and to the survivors of the siege?

As Your Lordship is no doubt aware nothing has been done hitherto to beautify the Ridge and very little to preserve its memories beyond the demarcation of the site of the batteries, which you were instrumental in carrying out, and one cannot but hope that a far more impressive and dignified treatment can be evolved on some such lines as indicated above.

Should it be eventually decided to select the northern site for the new Capital, its unique capacities for *aesthetic* treatment will be nullified by the reservation of practically the whole of the Ridge, and should there be any doubt, as to the comparative merits of the alternative sites such a consideration might well turn the scales. One cannot help thinking that, if this suggestion had been made to the Army before Delhi, after the city had fallen, it would have been hailed with enthusiasm, and if this is a fair assumption, does it not offer strong grounds for accepting the suggestions.

I am to say that the Viceroy will be very grateful if you would send him a cable in reply, as it would facilitate the settlement of the site question, which must come up for final decision in a few weeks' time, and in the event of your opinion being favourable, it would be most helpful, if you would also send a letter in a form that might, if necessary, be published in the Press. There is no living person whose opinion will carry greater weight in the

matter, and the Viceroy thinks that whatever you agree to, the public will accept.

In conclusion, I am to ask Your Lordship to treat this letter as private and confidential at any rate for the present.

Yours sincerely,
(Sd.) J. H. DuBOULAY,
Private Secy. to the Viceroy.

No. 172.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, January 29th, 1913.

MY DEAR GORDON,

With reference to the Secretary of State's telegram of the 27th January on the subject of the employment of Jacob in conjunction with Lutyens and Baker, the Viceroy wishes me to say that he thinks the proposed arrangement will do perfectly, but wishes the telegram to be shown to Council.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

172a.

FROM SIR BRUMWELL THOMAS, Kt.

Delhi, January 29th, 1913.

DEAR SIR JAMES,

I am giving up part of my tour in order to remain a day or two longer in Delhi, so that I may have an opportunity of seeing you.

I am bound to sail this week, and I shall be very much obliged if you could make an appointment at the earliest possible time that is convenient to you.

Yours very faithfully,
(Sd.) A. BRUMWELL THOMAS.

No. 173.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, February 2nd, 1913.

MY DEAR WHEELER,

I shall be grateful to know what you think about the accompanying file.

It seems to me that we should advance matters, as much as possible, without worrying the Viceroy, and I wonder whether it is possible at this stage to prepare a draft despatch.

The Members of Council have practically accepted the Viceroy's proposals, and I doubt whether it is necessary to take the case to Council, but I shall be grateful to know what you think.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 174.

COMMUNIQUE.

It has been arranged that Mr. Baker, the Architect, should come out to India at once for a few weeks to co-operate with Mr. Lutyens regarding some of the principal architectural features of new Delhi. Sir Swinton Jacob, who has special knowledge of Indian architecture and craftsmen, will also be associated with them as adviser and will probably visit India next cold weather.

2-2-13.

No. 175.

Secretary of State to Viceroy. (P. W. Dept.)

Telegram, P., 4th February 1913, 3-25 p. m. (Recd. 5th, 8-25 a. m.)

Please refer to your Public Works despatch No. 27, dated 19th September 1912, regarding new Delhi. Please see the correspondence about the engagement of Mr. Baker, Architect, which was sent to the Secretary to the Government of India in the Public Works Department by January 24th's mail. The proposals of your despatch will require to be reconsidered, as it is now proposed to use the assistance of Messrs. Baker and Lutyens in selecting and supervising the designs of buildings of the new capital. I am also doubtful whether the conditions of competition would have secured a satisfactory field of competitors. Until I hear again from you, I will take no action.

No. 176.

FROM CAPTAIN G. S. C. SWINTON.

Experts, Camp, Delhi, February 4th, 1913.

DEAR DuBOULAY,

Brodie is answering your letter as far as it concerned himself.

I have not personally seen the Viceroy for a fortnight, but we have all seen Lady Hardinge more than once, and as Brodie writes to you he has said his "good-bye".

Had I not thought that you would have learned this, either from the Viceroy or from Lutyens, I should have let you know.

But anyway we had got everything arranged, and there was no use in troubling people.

When last I did see the Viceroy he asked that we should prepare a further report on the northern site, together with a possible lay-out for it.

I agreed, and a report and plan will be finished before Brodie goes.

We hope also that our whole report and a plan to explain it will be completed at the same time.

I hope that you being prepared to lay matters before the Viceroy means that there are good reports of him.

Yours sincerely,
(Sd.) G. S. C. SWINTON.

No. 177.

FROM J. A. BRODIE, Esq.

Experts' Camp, Delhi, February 4th, 1913.

DEAR SIR JAMES DUBOULAY,

Captain Swinton has shown me your letter to him. On Tuesday the 28th January, before the Viceroy left, I had an interview with him, when he and Lady Hardinge clearly understood that I was leaving for home by steamer on the 15th February, and they bade me good-bye.

I have since had a cable informing me that they are relying on me for evidence during the first week in March, and I have replied that I will arrive in Liverpool on Saturday the 1st March.

I am afraid it would not be possible for me now to obtain any further extension.

Yours faithfully,
(Sd.) JOHN A. BRODIE.

No. 178.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, February 4th, 1913.

MY DEAR SWINTON,

I have up to now avoided bothering the Viceroy with any work, but I think he ought to know that Brodie contemplates leaving India about the middle of this month, and I propose to write to him accordingly.

Before I do so, I should be grateful if you would let me know what your Committee have in their minds. I take it that you will, in due course, submit a further report or reports to the Viceroy, but I imagine that it will not be possible for you to complete them before Brodie goes. As regards your own stay here I imagine that you contemplate remaining on until you have submitted these reports, as also Lutyens.

But will you not be seriously hampered by Brodie's departure, and can you tell me how you propose to get over the difficulty of preparing the report without him?

Please do not think that I am asking these questions in a spirit of curiosity or interference, but simply because I think the Viceroy ought to know of Brodie's early departure, in order that he may be in a position, if necessary, to try and get him to stay a little longer, and ought also to be fully acquainted with the views of your Committee on the subject.

My own impression is that it will not be possible to keep Brodie in any circumstances, but time is getting very short now, and I don't want the Viceroy to be taken by surprise on his return to find Brodie gone.

It is possible that you have discussed the whole matter with the Viceroy personally, in which case you need only tell me so, and that will set the matter at rest.

I hope you will forgive my troubling you.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 179.

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Delhi, February 4th, 1913.

DEAR DUBOULAY,

I return the file about the Delhi Committee. I think a despatch could be drafted at this stage, and as this would have to be done in consultation with the Home, Public Works and Finance Departments, if they can arrive at an agreement there would probably be no objection to its issue. As to the actual preparation of the despatch, it is primarily a Public Works case, but, if you like, I can make out a draft and send to Public Works and Finance for criticism.

There is one point regarding which I am not quite clear. In His Excellency's note of the 18th November (page 3), he refers to the architect member of the Committee. Since then, I understand, a scheme has been approved of a special Architectural Committee comprising Lutyens, Baker and Swinton Jacob, but I am not quite sure whether this is to take the place of the architect on the main Committee or how precisely the Committees are to work in with one another. Doubtless the point has been considered by His Excellency and you have information regarding it.

Yours sincerely,
(Sd.) H. WHEELER.

No. 180.

To THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Viceregal Lodge, Delhi, February 4th, 1913.

MY DEAR SIR GUY,

The Viceroy has asked me to send you the enclosed copy of a letter from Holderness, and to ask you to make all necessary arrangements with Baker.

He adds that, if there is any point that you think it necessary to refer to him, you can do so, but he feels sure that all can be arranged by you to the satisfaction of the Government of India and Baker.

For ready reference I also attach copies of the telegrams that have passed between the Viceroy and the Secretary of State on the subject of Baker's employment.

You will see that he is due to arrive at Bombay on the 7th February, and has been instructed to report himself to the Chief Commissioner, Delhi.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

Letter from Sir T. W. Holderness, K. C. S. I., dated 17th January 1913, *re* Baker.

Telegram from Viceroy to Secretary of State, dated 5th " " "

" " Secretary of State, dated 10th January 1913, *re* Baker.

"	"	"	"	17th	"	"	"
"	"	"	"	20th	"	"	"
"	to	"	"	22nd	"	"	"
"	from	"	"	27th	"	"	"
"	"	"	"	31st	"	"	"
"	to	"	"		"	"	"

No. 181.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, February 5th, 1913.

MY DEAR DuBOULAY,

In reference to your letter about Baker, perhaps you will inform His Excellency that I hope he will not allow Baker to trouble him in any way.

I will see to it all, but I shall ask His Excellency to let me know his wishes before I finally decide anything.

You have kindly sent me the correspondence about Baker, but I cannot do anything with Baker unless I know what arrangements have been made with Lutyens. Can you let me have the correspondence about Lutyens? I can find nothing in the office about the conditions or terms on which Lutyens is engaged, and it is quite evident that Lutyens and Baker will have to be treated alike.

Please let me have anything you can find on the subject.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 182.

To J. A. BRODIE, Esq.

Viceregal Lodge, Delhi, February 6th, 1913.

MY DEAR MR. BRODIE,

You will remember submitting to the Viceroy a note on "River Improvement and Water Treatment of Frontage". The Viceroy asked Gordon's observations upon it, and has now wired to me from Dehra Dun to say that he would very much like to have your comments upon Gordon's observations.

I attach a copy of these for your use.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 183.

TO THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Viceregal Lodge, Delhi, February 6th, 1913.

MY DEAR SIR GUY,

So long ago as June last the Viceroy told the Secretary of State that he would like to depute Lutyens to prepare architectural designs and estimates for the new Government House.

The Secretary of State did not altogether like the idea, and gradually the proposal that Baker should be associated with Lutyens, and later the proposal that Sir Swinton Jacob should be associated with them both were evolved.

There is not a word anywhere about "terms", but I attach a copy of a note of an interview between Holderness and Lutyens on October 25th which shows exactly what was said to Lutyens at the India Office.

Baker's four weeks on Lutyens' terms will not expire until March 7th, so I should doubt whether it was necessary to deal very seriously with him until after your Budget Statement.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

Issued with enclosure (copy of a note by Sir T. Holderness to Lord Crewe, dated the 25th October 1912).

No. 184.

TO SIR T. W. HOLDERNESS, K. C. S. I., Under Secretary of State for India.

Viceroy's Camp, February 6th, 1913.

[Private.]

DEAR SIR THOMAS,

Thank you very much for your letter and your correspondence with Baker on the subject of new Delhi. I have sent it on to my Council and have told them that they have to make terms with Baker, and that I shall no doubt

approve of any arrangement that they may come to. I am very glad indeed that we have him, as he will be a steady influence and, I hope, more tractable in some ways than Lutyens. The arrangement that you have succeeded in making with Swinton Jacob seems to me to be all that can be desired. It would be quite useless for him to come out here now, while he can be of great use to Lutyens and Baker in London during the summer, and his presence would be invaluable at Delhi next cold weather.

Owing to the publicity given by the press to Bradford Leslie's memorandum on the subject of new Delhi, and to the interested motives of many who possess land to the north of Delhi, I came to the conclusion that it was desirable that the whole question of the northern site should be again thoroughly threshed out, so that there might, if possible, be alternative sites to the north and south between which we could in the end choose. There are many attractions about the northern site, if there is space, and if healthy conditions could be introduced at moderate expense; but I have my doubt as to whether this can be done. While to the south of Delhi there is no doubt whatever as to the healthiness and the space which will be available. It is at the same time advantageous that we should be able to show that the question has been thoroughly sifted from every point of view; and as I am not well enough at present to deal personally with the question, I think that the time has not been wasted in giving the experts something to do.

It is just a week ago that my last operation took place, when several foreign substances were removed from my shoulder. Since then I have been making very good progress, and I hope that, in a fortnight's time, my wounds will be completely healed. I shall, however, have to go easy for a bit as regards my work; but I hope that, in a couple of months' time, I shall be as well and as strong as ever.

Thanking you again for your letter,

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 185.

Viceroy to Private Secy. to Viceroy.

Telegram P., 7th February 1913, 2-15 p. m. (Recd. 5-40 p. m.)

Please see your letter dated the 6th February. No arrangement has been made with Lutyens, but it is understood that, if satisfactory terms are arranged, Baker and Lutyens will act as principal and controlling architects and will design Government House and one other important building between them. They will, I presume, receive for these two buildings the usual

architect's fee which would have to be fixed with them, while for the control of the architectural designs of other buildings some other special fee should be settled with them. Please assure Sir G. F. Wilson that I am far from wishing to trouble him during his Budget time, but that I make it a point of doing everything through him as the Senior Member of my Council.

No. 186.

His Excellency,—

I did not want to bother you with this file at the present stage, Sir, so I sent it to Wheeler with the suggestion that as Hon'ble Members have practically accepted your proposals a despatch might be drafted.

My idea was that you might then pass it and send it to Council, if necessary.

The point raised by Wheeler is, however, an important one, which I can hardly decide upon my own responsibility.

If it were my business to decide I should say that the Architectural Board (Lutyens, Baker and Jacob) will be concerned only with the more important public buildings, in regard to which they will advise the Committee who will submit to Government.

The architectural development of new Delhi in regard to minor buildings will have to be in consonance with any approved scheme of theirs, and the architect on the Delhi Committee will have to keep in close touch and consultation with them, while his principal duties will lie in advising the Committee as to minor public buildings and supervising the architecture of any buildings that may be erected by private persons, prescribing the conditions that they must fill, and so on; and perhaps representing the Committee in their absence.

In brief, the main features will be laid down by Government on the advice of the Architectural Board and the Architect on the Committee will have to see that the minor features are in harmony and properly constructed, and might perhaps be called upon in conjunction with the Engineers to do deputy for the Board, when they are not present themselves, in supervising the work under their immediate control.

It must however be admitted that the position has been somewhat altered

The Architectural Board will give advice as to designs, competition, &c. The advice will be given to the Committee and they should be in close touch with the Architect on the Committee. The Architectural Board is quite separate from the Committee which is to carry out the construction of the city.

If Begg does not accept the post I should be quite ready to accept Thomas or some other Architect in his place.

since your note was written by the decision that the Architectural Board should exercise control over buildings other than those they design themselves, and the position of the Architect on the Committee will not be quite so important. If that results in Thomas being selected rather than Begg, I am not sure that any one will object.

J. H. DuBOULAY,—8-2-13.

I think the principal point to emphasise is that the Committee will be an executive body to carry out the decisions of Government in the building of the city, while the Architectural Board is an Advisory Board, quite separate from the Committee, in all matters affecting the architecture of new Delhi their views having to receive the assent of the Government of India. As regards the two buildings that it is proposed that they should themselves take in hand their position will be that of the ordinary Architect when their designs have received the approval of the Government of India.

I think this explains the position.

As far as I can judge the position of the Committee will be that of a Local Government with the exception that they will be able to spend 12½ lakhs instead of 10 lakhs. When the despatch is drafted, please show to Hailey for remarks or amendments.

H.

No. 186a.

It has been argued that the Ridge site in touch with the existing residential quarter is the proper site for the Capital.

- (1) On sentimental grounds connected with Mutiny Memories.
- (2) On the ground that new Delhi must always be a dead city for six months of the year, and that its deadness will be relieved by the proximity of the existing residential quarter.
- (3) On the ground that the Ridge affords an excellent building site with a good view.
- (4) On the ground that it is much nearer to what may be called the west end of the city proper.

Per contra—

(1) Mutiny Memories are entirely independent of buildings. The Ridge and other points of interest might well be enclosed and preserved with greater care, but the proximity of public buildings will not enhance their sanctity; nor does there seem any good reason for placing the Capital close to them.

The Capital is to be an Indian as well as an English Capital and it is just as important that it should take into account the memories of ancient and mediæval India as of British India.

(2) If new Delhi is planted on the northern site it is at least open to doubt whether there will be room for the existing residential quarter; and it is a question where the present permanent residents will go.

No. 186b.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Delhi, February 9th, 1913.

MY DEAR HAILEY,

Your letter of the 4th about the constitution of the Delhi Committee. His Excellency has asked Home Department to get on with it at once; he agrees to Stokes as Financial Member, and the question of the architect can be settled later as you suggest.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 186c.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, February 9th, 1913.

MY DEAR WHEELER,

I have ascertained that Stokes does not want leave till next year, and spoken to His Excellency about it, so you can now go ahead about the constitution of the Committee.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

If, on the other hand, the southern site is selected there can be little question that by degrees the permanent European population will transfer themselves to it.

(3) The Ridge would undoubtedly afford a good building site if it could be treated on generous lines, but this would not be possible, for buildings would have to be crowded together and there would be nothing to see but roofs.

(4) The west end of the city proper means very little. A church, a post office, and one or two European shops, which would almost certainly transfer themselves to the southern site.

In addition the low-lying areas near and under the northern site would have to be levelled up at enormous cost; for sanitary reasons there would be no possibility of expansion without further enormous cost; and it would not be possible to find a decent cantonment within easy reach.

To any one acquainted with the acute discomfort of city life in India, for those who have not ample means, the idea of deliberately making the new Capital a city of crowded houses ought to be repugnant. Fresh clean air and plenty of it is essential.

It is open to question whether new Delhi will be so dead a city as has been imagined.

The mails *must* come here from Karachi; the stream of cold weather visitors will grow and concentrate at Delhi; and its railway interests will steadily increase; and several hotels spring up. Chiefs will be frequent visitors; several European firms have applied for sites already, and the golden harvest to be reaped in the cold weather will bring many more, while the cantonments a few miles away will provide a nucleus of permanent customers.

There will also be racing interests, polo interests, a cathedral, a school of Oriental studies, St. Stephen's College, and probably Young Men's Christian Association Head-quarters; while probably some of the large Government establishments, such as the printing press will be permanently at Delhi.

All of these will leave some residuum for the hot weather and rains, and as the existing residents will eventually go there too, the new city will be no more dead on the southern site than on the northern; less so indeed in view of the possibilities of expansion on the southern.

J. H. DuBOULAY,—8-2-13.

No. 187.

Viceroy to Herbert Baker, Esq.

Telegram, 9th February 1913.

Sorry not to welcome you personally to Delhi, but hope to see you shortly. I trust very much on your valuable assistance.

Proceedings of a Committee assembled at the Quarter-Master-General's Branch Camp Office in the Imperial Secretariat Buildings at Delhi on the 10th February 1913, by order of the Quarter-Master-General in India, for the purpose of considering and selecting an alternative site for the New Delhi Cantonment.

PRESIDENT :

MAJ.-GENL. T. D. PILCHER, C. B., *Commddg. 7th (Meerut) Division.*

MEMBERS :

BRIG.-GENL. H. E. STANTON, C. B., *Deputy Q.-M.-G.*

COL. A. A. J. JONSTONE, *Asst. Q.-M.-G., 7th (Meerut) Division.*

COL. E. BUTT, *Asst. Director, Medical Services, 7th (Meerut) Divn.*

LT.-COL. J. P. BREWIN, *Commddg. Royal Engrs., 7th (Meerut) Divn.*

LT.-COL. E. H. COLE, *Commanding at Delhi.*

MAJOR G. H. GRIFFITH, *Garrison Engineer, Delhi.*

We, the Committee having assembled pursuant to order, proceeded to read the instructions contained in the memorandum from the Quarter-Master-General in India which was laid before us, and also the letter, therein referred to from Captain Swinton, to the Secretary, Army Department.

We afterwards proceeded to interview the Town-Planning Committee, consisting of Captain Swinton, Mr. Lutyens and Mr. Brodie, who pointed out and explained the conditions governing, and the area possible for, building the Imperial City on the northern site in question. Captain Swinton also pointed out that any expansion of the present Native city of Delhi, either as a trading or distributing area, would necessarily be to the west, and that further west again would probably be a large railway marshalling yard, covering about half a square mile of ground.

2. Speaking for himself and his colleagues, Captain Swinton further impressed on us that the only area to the north and in the vicinity of the city above flood level was the Pitampura tableland, bounded on the south by the Southern Punjab Railway and on the east by the Western Jumna Canal.

The objections to this site have been fully gone into in the Town-Planning Committee's report, which we have read, and after having carefully gone into

such statistics and evidence as were before us, and ourselves proceeding to and examining the area, we reject this as a possible site for a cantonment on the same grounds on which the Town-Planning Committee rejected it for the Imperial City.

3. There therefore remain for us only the sites south of the present city to choose from, namely, that in Block "A" (with a possible extension to Block "C"), that in Block "D" and also that in Block "B", which would be available in the case of the Imperial City being built on the northern site.

4. Looked at from a sanitary point of view, and also with regard to facilities for training troops, we are still of opinion that Block "A" forms the best site. It is less rocky and for this reason would be cooler during the hot weather than the other sites in question, for experience shows that the neighbourhood of the Ridge and the rocks adjoining it, is many degrees hotter than is the rest of the country. Moreover, the prevailing west wind, which on the west of the Ridge is a great advantage, would, to the east of the Ridge, be charged with the heat of the rocks before it reached the cantonment.

5. It might be possible to move the northern boundary of Block "A" further north and into Block "C", but such ground as would be available for this extension is cut up and rocky and would present great engineering difficulties, and there would appear to be no corresponding advantage.

6. All the proposed sites for a cantonment to the south of Delhi are separated from the possible northern site of the Imperial Capital by the thickly populated city, with its probable extension westwards, the Western Jumna Canal, and by gardens covered with bushes, fruit trees and other dense cultivation, which extend as far west as the crossing of the Jumna Canal and the Najafgarh Drain. There is also the possibility of a diversion of the Najafgarh Drain and some extension of the railways on the west side of the city, as well as the marshalling yard mentioned in paragraph 1.

In these circumstances, should troops quartered anywhere to the south of the Southern Punjab Railway be required in time of trouble the quickest way to bring succour to the Imperial City would be to march then to the west of these areas. It is therefore apparent that although further as the crow flies troops stationed in Block "A" would, for all practical purposes, be nearer to the Imperial City than troops stationed in either Block "B" or Block "D".

7. Should it be decided to erect the Imperial City on the northern site in spite of the fact that it would be impossible to have a cantonment adjoining it, we are of opinion that the best way of affording it protection would be, whilst having the cantonment in Block "A", to quarter a detachment of about 500 men of all arms in the Imperial City itself. This detachment would be relieved periodically, so training considerations need not be taken into account, and a minimum of space, say half a square mile, would suffice for barrack accommodation.

While some members of the Committee consider that this measure would afford adequate protection, other members are strongly opposed to it, urging the grave danger and inconvenience of having a second detachment, besides that which is permanently stationed in the Fort.

8. With regard to the question placed before us as to where the Military Cantonment should be situated in case the neighbourhood of Raisena be selected for the Imperial City, after questioning the Town-Planning Committee, we learn that the proposition before them is not to alter the site of the Imperial City, but only that of the Viceregal Residence, which would, according to the latest proposal, be moved a matter of a mile further from Block "A".

9. The problem of the defence of the Imperial City therefore would remain unaltered, and the Committee see no reason to change their opinion, already expressed, that, wherever within the limits given, the Imperial City be built, the site of the cantonment should be in Block "A".

(Sd.) S. D. PILCHER, *Maj.-Genl.*,
Commdg. 7th (Meerut) Divn. ... *President.*

(Sd.) H. E. STANTON, *Brig.-Genl.*,
Deputy Quarter-Master-Genl. ... *Member.*

(Sd.) A. A. J. JONSTONE, *Colonel*,
A. Q.-M.-G., 7th (Meerut) Divn.... ... *Do.*

(Sd.) E. BUTT, *Colonel, A. D. M. S.*,
7th (Meerut) Divn.... ... *Do.*

(Sd.) J. P. BREWIN, *Lieut.-Col.*,
Offg. C. R. E., 7th (Meerut) Divn. ... *Do.*

(Sd.) E. H. COLE, *Lieut.-Col.*,
Commdg. at Delhi ... *Do.*

(Sd.) G. H. GRIFFITH, *Major*,
Garrison Engineer, Delhi ... *Do.*

1st February 1913.

No. U.-O. 3450/19 (Q), dated 20th February 1913.

Copy to Captain G. Swinton, Chairman, Town-Planning Committee, Delhi.

NOTE OF DISSENT.

We sign the proceedings being fully in agreement with all of them except the first part of paragraph 7 from which we dissent, as regards "the best way of affording protection to the Imperial City" on the northern site.

2. We are of opinion that with due regard to military considerations there is no site in the neighbourhood we can recommend for a cantonment unless some way can be found of cantoning a sufficient force within the area taken up for the Imperial City.

(Sd.) H. E. STANTON, *Brigadier-General,*
Deputy Quarter-Master-General in India.

(Sd.) E. H. COLE, *Lieut.-Colonel,*
XI King-Edward's Own Lancers,
Commanding at Delhi.

(Sd.) W. H. GRIFFITH, *Major, R. E.,*
Assistant Commanding Royal Engineers,
New Delhi.

No. 188a.

Herbert Baker, Esq., to Viceroy.

Telegram, Delhi, 10th February 1913.

Many thanks for your kind welcome. Am much interested in all I am seeing.

No. 189.

FROM J. A. BRODIE, Esq.

Experts' Camp, Delhi, February 11th, 1913.

DEAR SIR JAMES DUBOULAY,

I send herewith a short note on Mr. Gordon's report on Water Treatment of River Frontage.

Yours faithfully,

(Sd.) JOHN A. BRODIE.

NEW CAPITAL, DELHI.

Second Report on River Improvement and Water Treatment of Frontage.

Since Mr. Gordon agrees that the scheme is practicable from an engineering point of view, I may proceed to deal with his remarks as to the possible effect on the subsoil water, the islands in the river, the working of the Agra Canal and the cost.

Before doing so, I may notice in passing that the proposed water surface of R. L. 672 was selected, as explained in my report as the one that would reduce the quantity of excavation without prejudicially affecting the low lying land above Wazirabad; if, in working up the scheme, the cost permits, the water surface may be reduced as low as R. L. 667 or 666, that of the high flood at Indrapat and low water at Wazirabad respectively; if this prove possible, it will greatly minimise the subsoil difficulties in the area on the east bank of the river.

Mr. Gordon fears serious swamps due to the water-logging of the subsoil in an area of 20 square miles on the Barari plain and in another area of 30 square miles on the east of the Jumna. In the former, as already explained, the water surface level of 672 (this, I may notice, is 5 feet lower than that proposed by Sir Bradford Leslie) has been selected so as to leave the drainage outfall free, and it is improbable that the water-logging will effect more than the jhils that already exist in this area and only those close to the river itself. Some increase in the jhil area that forms a very small percentage of the 30 square miles on the east bank at the outfall of the drainage above the railway bridge is to be expected, but it can be controlled by suitable drainage works and may be reduced to something quite inconsiderable if the works can be designed to work with a water surface level of R. L. 667 or 666.

Mr. Gordon also considers that water-logging in the Belas will lead to extra earthwork, I have allowed in my estimate for so much earthwork as is needed to control malaria, it is not, I may add, proposed to use these areas for building purposes so the raising of the subsoil in them does not necessitate additional earthwork.

The islands in the bed of the river, even if formed, will be usually covered to a considerable depth by the water held up by the sluices.

With regard to the difficulties that the Agra Canal authorities may apprehend, the control of rivers by sluices mounted with stoney gates is now so well understood that the engineers will have no difficulty in maintaining the régime of the river below them so as to safeguard the interest of the Agra Canal which will, if my proposal is constructed, be relieved of the cost of maintaining a considerable length of training works between the sluices and

the railway bridge, and indeed that canal should largely profit by the scheme in other ways such as the use of impounded water referred to in my first report and the narrowing of the river.

The cost of the works will, to a large extent, depend on the finish and appearance thought necessary, and I am still of opinion that taking into consideration the abundance of excellent stone on the spot and the fact that the river is very favourably placed beneath its high western bank that the engineering and architectural requirements will be met from the sum that I have stated.

11-2-13.

(Sd.) JOHN A. BRODIE.

 No. 190.

To THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, February 11th, 1913.

MY DEAR WHEELER,

I return herewith the file about the Delhi Committee which you sent me with your demi-official of 4th February.

In it you enquire whether the Architectural Board,—consisting of Lutvens, Baker and Jacob—is to take the place of the architect on the main Committee, or how precisely the Board and the Committee are to work in with one another.

I have referred this point to His Excellency, and have to reply as follows:—

The Architectural Board will have to take in hand themselves two of the principal buildings, and in regard to these they will be in the position of ordinary architects as soon as their designs have received the approval of Government.

In addition the Architectural Board will be an Advisory Board—quite separate from the Committee—in all matters affecting the architecture of new Delhi. They will give their advice on architectural matters, including designs, competitions, &c., to the Committee, who will submit proposals to Government.

The Committee, on the other hand, will be an executive body to carry out the decisions of Government in the building of the city.

It is clear that the architect on the Committee will have to keep in close touch and consultation with the Architectural Board, and his principal duties will be in advising the Committee as to minor buildings and supervising the

architecture of such buildings as may be erected by private persons, and he might perhaps be called upon in conjunction with the engineer to do deputy for the Board, when they are not present themselves, in supervising the work under their immediate control.

But it is perhaps hardly necessary to put all this into the despatch; the main point is that the functions of the Architectural Board will be (save for the two principal buildings) advisory, and that there will be a separate architect on the Committee, of which the functions will be executive.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

P. S.—His Excellency would like the despatch to be submitted to him before it is sent to any Member of Council.

J. H. DuB.

No. 190a.

FROM C. W. E. COTTON, Esq., Deputy Secy to the Govt. of India, Home Dept.

Delhi, February 11th, 1913.

D. O. No. 1062-C.—Delhi.

MY DEAR DuBOULAY,

I send you a copy of Hailey's letter of the 29th January which contains *inter alia* proposals about the "Notified Area" and the appointment of Briscoe as President, about which you enquired over the telephone this morning. These questions are rather for the Education (Municipal) than the Home Department, but so many other issues are raised in Hailey's letter that it is proposed to deal with them by general discussion with all the departments concerned.

Yours sincerely,
(Sd.) C. W. E. COTTON.

No. 191.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, February 12th, 1913.

MY DEAR DuBOULAY,

The Experts' report on the southern site was circulated to Council when I was absent in England and I have not seen it. I see in the English papers that it has been laid in the Library of the House of Commons.

Will you kindly send me a copy? I understand you have got some.

Yours sincerely,
(Sd.) GUY FLEETWOOD WILSON.

P. S.—If you have not got them, can you tell me who has?

Replied by P. S. V. in closed cover.

No. 192.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner, Delhi.

Viceroy's Camp, February 12th, 1913.

[Private.]

MY DEAR HAILEY,

I have been a little disturbed by a letter written by Lutyens to my wife in which, when discussing the requirements of the northern and southern sites, he made the statement that the Government of India consists of 57,000 persons in all, and that it would require six square miles for their accommodation. This seems to me an extraordinary exaggeration. Take Simla, for instance, last year when the Government of India was there, the total population of Simla was 37,000, of which a large proportion is stationary population, belonging purely to Simla. According to a document that was given to me before I left Delhi, the total ultimate staff of the Government of India amounts in all to 5,630, of which 2,500 would be Press hands. Now the Press has, I understand, contracts at Calcutta till the year 1919; and in my humble opinion, whichever site is selected, it is desirable to place the Press on the other. There is no necessity for the Press to be actually in the new city. Consequently, I fail to see where Lutyens gets his figures from and, if the town-planners are working on that scale, they are simply wasting their time.

I have also glanced at a paper that was given to me showing the tentative estimate of areas required for a lay-out on the northern site proposed on the 25th January 1913. I really think that some of these items will have to be cut down enormously. It seems to me grotesque that the Army Department should require 161 acres. It is very nearly half the size of Hyde Park. Then again, the allowance for University, schools, &c., is 275 acres—the size of Kensington Gardens. Further, what appears to have been entirely forgotten is that many Government officials could not afford to live in separate bungalows with compounds, and many of them will have to live, as they have lived in Calcutta, at the Club or in flats. Consequently, it is essential that a large number of flats should be built, presumably with shops underneath them, for the occupation of Deputy, Under and Assistant Secretaries.

These are some of the points which have struck me most forcibly, although there are many other minor details which, in my opinion, require reconsideration. I see, for instance, that for some of the bungalows it is proposed to have compounds of four acres. Is it realised that this means a square of 140 yards each way? My own opinion is that no Member of Council will ever keep such a large space in proper order. If it had been two acres, *i. e.*, a frontage of 70 yards and a depth of 140 yards, it would, in my opinion, be more reasonable and would make a much nicer

appearance, since a frontage of 70 yards could be properly kept up where a frontage of 140 yards could not be so maintained. I am also very doubtful whether it is advisable to give 116 acres to Government House, and whether 60 acres would not be sufficient, provided space is given for Body-Guard, Press, &c., which would not be very much. I should be very grateful if you would kindly look into these matters, as when I return to Delhi and when the Experts have finished their report, I must have these figures thoroughly well threshed out. From Lutyens' letter it seems to me that the Experts are working on an entirely false basis, in which case their time may have been wasted.

I am now making very good progress and hope soon to be able to return to Delhi. The air of Dehra Dun has done me a wonderful amount of good. I hope that Delhi has also profited from the thunderstorms that there have been of late.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 193.

To R. BARRATT, Esq.

Viceroy's Camp, February 12th, 1913.

DEAR BARRATT,

* * * * *

Baker is now at Delhi with Lutyens, and I look forward to meeting him as soon as I am well enough to get back there. The combination of Baker and Lutyens as principal Architects, with Swinton Jacob as adviser on Indian architecture, has, as far as I can judge, silenced all criticism, and I hope that they will be able to produce a fine scheme of architecture for the new city. The competition with the Government of India opened for designs of bungalows was, I hear, a signal failure. I have not yet seen the designs myself, so I am unable to express a personal opinion.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 194.

Extract from a letter from His Excellency the Viceroy to the Hon'ble Sir Guy Fleetwood Wilson, G. C. I. E., K. C. B., K. C. M. G., Member of the Viceroy's Council, dated the 12th February 1913.

My wife read out to me a letter today from you in which the remark was made that I am said to be a strong adherent of the southern site at Raisena. If anybody repeats this statement, I hope you will authoritatively deny it. I see the advantages and disadvantages of both sites, and I endeavour to keep an open mind on the subject, so that when the time comes to consider the alternative lay-outs these advantages and disadvantages may be carefully balanced.

The figures given by Lutyens of 57,000 persons, as constituting the Government of India, are perfectly absurd. I have a document by me which gives the present and future Government of India staff at Delhi and comes from the Experts' own office. According to these figures, there are at present in Delhi 669 Government officials, and the ultimate number to be provided for would be 5,630—of whom 2,500 are Press hands. Now I understand that the Press has contracts at Calcutta till 1919, so we need not fuss about them; and in my humble opinion, on whichever side of Delhi the new city may be built, it would be a good thing to place the Press on the other. This would reduce the total to be provided for to about 3,000 members of the Government of India staff; and when I hear of six square miles being required for the accommodation of the Government of India I feel inclined to use bad language.

No. 195.

Viceroy to J. A. Brodie, Esq., Experts' Camp, Delhi.

Telegram, 13th February 1913.

Bon voyage, and thank you again for your valuable assistance.

No. 196.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, February 13th, 1913.

MY DEAR GORDON,

I sent you a copy of the Secretary of State's telegram of the 4th February on the subject of Baker's engagement and the proposal regarding competition for designs contained in the Public Works despatch, No. 27, dated the 19th September 1912.

I think you should know that the Viceroy has written upon it "I think Lord Crewe is quite right. Messrs. Baker and Lutyens will now have to be consulted about the conditions".

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 197.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, February 13th, 1913.

[Private.]

MY DEAR GORDON,

The Viceroy would like you to see Brodie's reply to your criticisms and would welcome any further comments you may have to make. For convenience of reference I attach a printed copy of this series of papers.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Note by J. A. Brodie, Esq., on River Improvement and Water Treatment of Frontage and enclosures.

No. 198.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Delhi, February 14th, 1913.

MY DEAR LORD HARDINGE,

Before answering your letter of the 12th, may I first say how glad I am to have your assurance that the air of the Dun has benefitted you, and that you hope shortly to return to Delhi? It will be a real gratification to all of us to see you here again and to know that you are strong enough to take up and settle the question of the site.

As regards the area required and the extent of the population likely to reside in the new Capital, I have spent the last two days in going carefully into the figures. I had discussed them in a tentative way with the Experts and Colonel Cole on the 25th, but did not arrive at any definite conclusion, nor did I think that they would desire to utilise figures arrived at as a result of a general discussion regarding the comparative advantages of the two sites.

I would ask you to excuse my sending you the result of my study of the figures until I have had the benefit of the further study which Mr. Keeling is giving to them, as his advice will be of the greatest value in the matter. I shall, however, submit them to you within the next two days.

I may mention that I have everywhere attempted to adopt the minimum calculation in regard to area, as I am myself opposed to the "extensive" style of building.

With best wishes for your continued progress to health,

I am, yours sincerely,
(Sd.) M. HAILEY.

No. 199.

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Delhi, February , 1913.

DEAR DUBOULAY,

As requested in your letter of the 11th instant, I have thrown the instructions contained in these notes into the form of a draft despatch which I have discussed with Keeling and Gordon. It has not been seen by Sir Reginald Craddock, as I understand that it is His Excellency's wish that it should not be circulated until he is satisfied that it correctly represents his views.

The following notes will explain a few points in which the draft does not entirely follow the instructions :—

(a) In paragraph 6 of his memorandum of the 18th November, His Excellency referred to the necessity of the members of the Committee being on whole-time duty. Two of them and the Secretary (Hailey, Keeling and deMontmorency) will have other work in connection with Delhi generally, and I have, therefore, not particularly mentioned the point, as without it the draft seems sufficiently clear.

(b) The description of the duties of the Architect follows your letter of the 11th. It has been specially noted that he will be a member of the Chief Engineer's staff. Keeling specially desired this to be done to avoid any

impression that the Architect and the Chief Engineer were to be independent authorities.

(c) To the consulting members, at the suggestion of Keeling, the Electrical Adviser to the Government of India has been added. There will, obviously, be frequent cases upon which his advice would be useful.

(d) The details regarding the general project estimate referred to in paragraph 2(1) of the draft instructions annexed to His Excellency's note of the 22nd January have not been reproduced. It is explained by the Public Works Department that it is sufficiently clear to state that a general project estimate will be framed without explaining upon what basis. The draft instructions do not entirely cover the process, since I understand that possibly some portions of the estimate would be worked out in detail and general foot rates calculated upon that basis for buildings of the same class.

(e) The draft instructions referred to the preparation of detailed plans and estimates by the Committee. This has been expressed as "that the Committee will cause details of plans and estimates to be prepared", as the actual work will be done by the Chief Engineer and his staff.

(f) The wording about the $12\frac{1}{2}$ lakhs limit for reference to the Government of India has been arrived at in consultation with Gordon and Keeling, and it will be observed that it mentions buildings only. You will see from Ward's Preliminary Report that he grouped his estimates under various major heads, practically all of which exceeded Rs. $12\frac{1}{2}$ lakhs. What it is desired to avoid is any ruling that, for instance, because residences for officers appear in such an estimate as costing in the aggregate 102 lakhs, each detail plan would require to be referred to the Government of India. This was of course not intended, but it is as well to avoid a risk of it.

(g) In paragraph 8 of his memorandum of the 18th November His Excellency stated that the Committee should have a right of purchasing stores direct without reference to the India Office. I understand from Keeling that what he would like is to be given direct powers to settle his requirements with English firms, but subsequently to utilise the agency of the India Office, Stores Department, in supervising and passing supplies. He has raised the point in a separate note which is now before the Public Works Department. The matter is not altogether simple, and it might perhaps be better if it is not touched upon in the present despatch.

If there is any other point upon which you like further information, I shall of course be only too glad to obtain it.

Yours sincerely,

(Sd.) H. WHEELER.

P. S.—I send the file also, as you may want to refer to it.

No. 200.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of
India, Public Works Dept.

Viceroy's Camp, February 15th, 1913.

[Private.]

MY DEAR GORDON,

I am somewhat concerned at the result of the competition for bungalows as it seems to me that Begg has missed the point that we had in view in having this competition at all. Our object was, as you know, to obtain designs for a certain number of bungalows, and the result has been a very modified approval of only three designs out of, I believe, something like 140, many of which had been sent in by competent building firms. Now it is perfectly obvious that the more designs we have for bungalows the easier it will be to build an attractive city; but at the present moment all we have in hand are three designs. To be confined in our efforts to three designs would mean to build a very dull and unattractive city. Who, then, is to provide the other designs? We cannot ask the public of India again, since after their previous experience they would refuse to devote any more time to such work. It seems to me that a wiser and more far-seeing course would have been to have approved of a certain number of designs and to have pointed out such defects as were apparent, with the request that the architect would so far modify his design as to meet our requirements.

Now from a practical point of view I ask you what is to be done? It seems to me that the only feasible course is to do as I have suggested and to buy the designs of certain architects after they have been modified in accordance with our requirements. Many of these designs must, I imagine, have cost from Rs. 300 to Rs. 500 to produce, but you and Begg are better judges of that than I am.

From what I see in the newspapers, it seems hardly credible that all the designs had so little merit as the report seems to indicate, but I am unable to give a personal opinion until I have seen them. I shall be glad to know what your views and Begg's views are as to how designs for bungalows in the new city of Delhi are to be procured, since at the present moment we have only three more or less approved by Begg and the Committee. Please let me know as soon as possible how you and Begg think that this need can be made good.

I am getting on very well, and I hope to be back in Delhi about the 25th or 26th of this month.

Thank you very much for your notes on the Brodie scheme. I value them very highly.

yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 201.

Viceroy to Private Secy. to Viceroy.

Telegram, Dehra Dun, 17th February 1913.

Private. Please tell Chief Commissioner that I wish nothing done about pulling down house without being first consulted.

No. 202.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

Delhi, February 18th, 1913.

MY DEAR LORD HARDINGE,

I have received Your Excellency's letter of the 15th instant regarding the competition for residences and shall let you have a reply as soon as possible. Unfortunately, Begg being at Simla, I have to consult him by letter. I was not a member of the Committee, but you will see from Begg's report to the Committee that he recommended the grant of many more prizes than were awarded by the Committee. DuBoulay has sent me Brodie's note on my note on his scheme. I am awaiting Robertson's return before I express any opinion on Brodie's proposal for a much lower water-level than he originally proposed.

I need not say how delighted I was to hear that you are now getting on so well. We shall all be very glad to see Your Excellency again.

Yours very sincerely,

(Sd.) W. B. GORDON.

No. 202a.

FROM LIEUT.-COLONEL SIR JAMES DUNLOP SMITH, K. C. S. I., C. I. E., Political
A.-D.-C. to the Secy. of State for India.

India Office, Whitehall, S. W.,

February 18th, 1913.

MY DEAR DUBOULAY,

I forward, in original, a letter which explains itself from Mr. Benton, who retired from the Chief Court of the Punjab some time ago. His brother only lately retired from being Inspector-General of Irrigation under the Government of India. All that Benton says is perfectly true, and the spelling *Delhi* is entirely incorrect and misleading, and lends itself to mispronunciation by people who do not know Persian or Urdu. I am afraid if one of his two alternatives were adopted, people would hardly recognise the name; but I do think that, in all official communications or publications, the spelling *Dehli* should be used. I have told Mr. Benton that I have sent on his letter to you in original.

Yours sincerely,

(Sd.) J. R. DUNLOP SMITH.

[ENCLOSURE TO THE ABOVE LETTER.]

FROM A. H. BENTON, Esq.

16, Lancaster Road, Wimbledon, February 14th, 1913.

MY DEAR SIR JAMES,

I find from today's *Times*, under the head Imperial and Foreign Intelligence, that the Government of India has been pleased to direct its officials to use the word "Indians" instead of "Natives" to designate the people of the country. This action is taken to avoid wounding the susceptibilities of the educated classes. It is altogether praiseworthy and will surely have the desired effect.

Evidently the injurious use of a single word has sufficed to call forth Government interference. I take much interest in this, because I have been much pained by the treatment of another word, which has acquired exalted importance since the announcement of the change of capital. The name of the new capital, as you are doubtless aware, is habitually misspelt in English, and in consequence of the bad spelling is mispronounced by nearly all Europeans. This unfortunate mistake must be highly offensive to Indian ears, and is calculated, I submit, to diminish in no small degree the esteem and respect of Indians for their Rulers. You can readily imagine, what a fine weapon it might now furnish for the ill-disposed and the disloyal, who are hardly ever likely to be altogether non-existent. It was a matter of no consequence, so long as the city chosen for the seat of Government of the Empire was merely the Headquarters of an ordinary Indian district; the change makes an immense difference. The city

has in the long course of its history had many conquerors, but the latest alone, an enemy might say, are too ignorant, too brutal and too barbarous to rightly articulate its simple and fascinating name or to write it down correctly at any rate in their own language.

Perhaps I may be quite singular in treating the matter very seriously; I do not know. If this be so, the explanation is that, for some eight years of my service, I was employed in this and the four districts adjoining and was daily and hourly hearing the correct pronunciation from Indian lips and seeing the correct spelling in the vernacular. Anyhow I rely on the force of the argument from an Indian point of view. In all soberness I feel bound to regard the removal of this smudge from the face of Imperial excellence, easy to effect as it is, as a "consummation devoutly to be wished for", as on a level almost with the creation of new Imperial buildings, possessing in their own way some of the grace and charm of those that have come down from bygone ages.

What is the correct spelling? It is either Dihlī or Dilli (that is in Persian character either or) the i letters having the same value as in Italian or in the Jonesian scheme of transliteration. The usual incorrect form is of course Delhi, which necessarily causes mispronunciation, exaggerated by the British soldier into Dell-high. The soft aspirate before a consonant is, I think, hardly found in English and its articulation may entail some effort. There is no such difficulty about the alternative form Dilli, which is not much used, but rests on excellent authority. It is used, I remember, by the classic author of the Bāgh-o-Bahār, who in the preface calls himself a Dilliwalla or a man of Dilli.

Now I submit that it would be well worthwhile for the Indian Government, on its own account and also for the sake of Indian susceptibilities, to issue an order to officials to attend to the correct spelling in English of the name of the new capital; the correct pronunciation by everyone would ensue in due course after some time. Considering its action in the case of the offending word "Natives", I feel sure it would deal in similar fashion with the name of its new capital, so that it should be no cause of offence, if only its attention were drawn to the facts and possibilities of the case as above explained. How this attention could best be secured is a matter about which I feel doubt. It is not desirable that it should be due to any discussion in the press or to any incident of a like nature. It would be far better that any Government action should appear to come about in the course of its fresh setting in order of the new territory, just taken over for Imperial purposes.

In this predicament I am applying to you, because I have the honour of your acquaintance and because having much intercourse with Indians of distinction you are in a very favourable position for deciding whether there is a good case for Government interference. I should be very much obliged if, after consideration, you would kindly favour me with your friendly advice regarding the matter.

I am, yours sincerely,
(Sd) A. H. BENTON.

No. 203.

Field-Marshal Earl Roberts to Private Secy. to Viceroy.

Telegram, London, 20th February 1913.

I favour new Delhi being built on and about Ridge except portion between Flag Staff and Memorial. I deprecate Memorial being replaced by Cathedral.

No. 204.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home
Dept.

Viceregal Lodge, Delhi, February 21st, 1913.

MY DEAR WHEELER,

I sent a copy of Hailey's letter to you No. 785-Home of 25th January 1913 out to His Excellency to read.

He asks me to tell you that he hopes the reply to it will not be unduly delayed, and that it will be of a satisfactory nature. He adds "we must get ahead now".

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 205.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, February 21st, 1913.

MY DEAR WHEELER,

I return this with one slight alteration approved by His Excellency.
His Excellency has noted on the file.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

Home Department file, re Constitution of the Delhi Committee, returned.

No. 206.

Secretary of State to Viceroy. (Army Dept.)

Telegram, 22nd February 1913, 1-5 p. m. (Recd. 23rd, 5 a. m.)

Your despatch No. 1, dated 2nd January. New Cantonment, Delhi. I sanction immediate acquisition of Block A and of 1,250 acres of Block B at a cost of Rs. 11,02,810. Please telegraph whether your proposals are affected by receipt of paragraph 5 of my despatch No. 146, dated 13th December. Despatch follows regarding treatment of expenditure.

No. 207.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 22nd February 1913, 5-25 p. m. (Recd. 23rd, 7 a. m.)

Your Home Secretary's letter, dated 30th January. Delhi Committee monthly fees and all allowances at same rate as before have been sanctioned during the period of second visit not exceeding sixteen weeks in case of Swinton,—thirteen weeks Lutyens and Brodie. Copies of correspondence sent by last mail. Do you think it necessary that periods covered by sanction should be extended?

No. 208.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Viceregal Lodge, Delhi, February 22nd, 1913.

MY DEAR HAILEY,

The Viceroy wishes Keeling to place himself in touch with Lutyens and Baker, so that he may exchange ideas with them about materials designs, &c., and begin to make preliminary arrangements.

Will you kindly issue the necessary orders?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 209.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner, Delhi.

Delhi, February 22nd, 1913.

D.-o. No. 1529.

MY DEAR DUBOULAY,

I send you herewith Mr. Keeling's provisional estimates of area and population in the new city, together with a note by myself. As will be seen both these estimates are necessarily provisional. We cannot draw up final estimates for submission to His Excellency until we have applied, in the case of population, the check supplied by a census which we are now carrying out. In case of areas, we must apply the revised bungalow figures which will be obtained after a decision has been arrived at on some provisional bungalow lay-outs which I am now having prepared.

We have throughout assumed that the figures of the numbers of officers, clerks and peons, which have been supplied by the various departments of the Government of India, will remain unchanged.

I have venture to emphasise again what I have said in my note regarding the population figure. This figure is of value for the purpose of framing waterworks and sewage estimates, but it does not in itself determine the area which is to be occupied by the lay-out. I would also venture to emphasise my opinion that the Simla figures do not afford a true clue to the population of the new city. Accommodation space is so scarce and rents so high in Simla, that few clerks or servants care to bring their families there unless they can help it. On the other hand, if we provide proper accommodation for them at Delhi, there is every reason to suppose that they will bring the whole of their families and many of their dependents and will leave them there when they themselves go up to the hills in the summer. Delhi with adequate and proper facilities in the way of water-supply, &c., will tend more and more to become their permanent head-quarters, and it would not be safe to make waterworks or sewage provision for them on any other basis.

We shall complete the census as soon as possible, and I hope then to be able to send you a final report.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE FOREGOING LETTER.]

NOTE ON MR. KEELING'S PROVISIONAL ESTIMATES.

Population.—The population estimate has three functions in town-planning; it is essential for the purpose of water-works and sewage projects; and it affords a check to the area estimate in so far as it is necessary to apply population figures in order to prevent congestion. But if framed on materials such as those which are available to us, it is bound to be largely conjectural. The various departments of the Government of India have drawn up lists showing the officers and clerks whom they will bring to Delhi. We must accept this as a fixed datum, and must multiply it by a “household number” in each case, in order to get at the total of families, servants and dependents. We have next to assume round numbers for the Native bazaar for Rajas and Indian gentry. These latter figures are entirely conjectural.

Mr. Keeling has drawn up an engineer's provisional estimate, such as would be used in a water-works or building project. He gives in his note the basis on which he has calculated the “household figure” in each case. But the estimate cannot be regarded as trustworthy—as he himself wishes to emphasise—until we have checked it by a complete census of the households of the clerks in the Government of India. That census will be carried out at once, and will enable us to check the accuracy of the “household figures” assumed by him.

My opinion is that when enquiries are completed we shall probably find the following figures are too high :—

- (1) *D(b), E(b), F(b).*—The household figure of officers living out of bungalows is, I think, too high.
- (2) *G(iii).*—The household figure of peons is high, as most of them are hillmen, and are hardly likely to bring their families.
- (3) *M. Chiefs.*—The retainers will not be resident and a lower figure could therefore be taken.
- (4) *Administrative Buildings, Colleges.*—The students living in such colleges probably would not number more than 100.
- (5) There must be some deduction owing to the fact that many clerks, traders, &c., will doubtless continue to live in old Delhi. If this surmise is correct there will be a considerable reduction. But, even if after the reduction the figure should appear large, it must

be remembered that we are bound to take fairly full "household figure" in order that the water-works and sewage estimates may be on the right side. A comparison with Simla totals is of no real value. The accommodation at Simla is so restricted, and prices so high, that as few families as possible are taken there. Nor is there at Simla the Raja or Indian gentleman element.

Area, Totals.—As stated above, the population figures do not give the area occupied by each unit in the lay-out; they only afford a guide to prevent congestion. Mr. Keeling's area totals are based on a deliberate "underbuilding" in each case; the proportion is given in the note explaining the area totals.

I am myself of opinion that some further economies in space should be possible. I indicate these below—

1. *Government House.*—I think that this could be accommodated with proper planning in an area of 100 acres—the size of Government House, Lahore. But it would be very unsafe to go below this figure.

2. *Commander-in-Chief.*—I would provide only 4 bungalows for a staff of 8.

3. *Class C, D, E, F.*—In spite of the decision in Council and of the calculations on which Mr. Keeling bases his figures, I am myself of opinion that the areas can be reduced to $3\frac{1}{2}$ acres for Members of Council, 3 for other entries in Class C, 3 for Class D, and 2 for Classes E, F. The necessity for keeping servants' houses, well away from dwelling houses, makes it impossible to reduce these areas. But I would prefer that the question should be decided after inspection of some sample bungalow lay-outs which I will have prepared.

At the same time I think that real economy of space lies in "underbuilding" not in reducing bungalow areas.

4. *Clerks.*—Mr. Keeling's figures are 80,248,303 acres. I do not think 80 can be reduced. The possibility of reducing the other figures will depend on the correctness of the population figures taken, and these are now, as already stated, being subjected to the check of a census.

5. *Peons.*—The adequacy of this figure also depends on the population figure, which awaits check.

7, 8. Following the recommendation under head 3, I would reduce to $3\frac{1}{2}$ and 2 acres.

9. The presumed population of the bazaar is 5,000. If an incidence of 100 be taken, the total is 50 acres, not 68.

10. My estimate is below Mr. Keeling's—Town Hall and offices of Administrative staff 5, Civil Hospital and Dispensary 15, Veterinary Hospital 2; Post and Telegraph Offices and quarters 3; Central Police Office and Fire Station with horse lines 3; Markets 2; Municipal cattle and cart-stands and cartmen's quarters 4; Municipal menials 3; two Colleges 20 (playing grounds in public park); High School 4 (ditto); Primary School 2; Conservancy and latrines and workshops 3; Slaughter houses and pens 3; Municipal upper subordinates' quarters 2=71.

11. *Secretariat*.—Taking the actual building area as 20 acres, I see no reason for giving as much as 120 acres area, and would suggest 80 as sufficient.

12, 13. The exact area must depend on the correctness of our population figures, which are now under check, as the household figure for clerks and peons dominates this.

16. I consider that the Polo grounds should be outside any lay-out.

I would note that provision has not been made for a Railway Station, as the plans of the Railway Department are not yet matured.

W. M. HAILEY,—22-2-13.

MR. KEELING'S PRVISIONAL ESTIMATES.

I.—POPULATION.

General Note regarding Population.

1. The "household figures" for officers have been based on counts of representative households. They include servants' families.

2. The "household figure" for peons is based on a count of 35 Government of India peons at Curzon House. The Sanitary Commissioner with the Government of India agrees that it is the figure commonly used.

3. The census returns of the Punjab and United Provinces give an average for the whole province of 6·2 and 5·3 persons per house, respectively. The multipliers used in the estimate are believed to be somewhat low by the Health Officer, Temporary Delhi, judging by the households of clerks now resident.

4. The whole of the figures are provisional and will be checked by the results of the census now in progress.

POPULATION.

<i>A.—Government House</i> (865 persons)		865	(Total supplied by Military Secretary to His Excellency the Viceroy.)
<i>B.—Commander-in-Chief's Residence and Staff quarters</i> (150 persons). ...		1,000	(Total supplied by the Assistant Secretary to the Commander-in-Chief.)
<i>1. C.—Members—</i>			
10 Members at 32* per household (<i>i.e.</i> , family, servants and families of servants). ...		320	*Figure taken from actual examination of larger households.
<i>2. D.—Secretaries—</i>			
(a) In bungalows† 25 Secretaries at 27‡ per household.	675	...	†Underbuilding $\frac{1}{2}$ rd. ‡Includes family of servants.
(b) Out of bungalows 12 Secretaries at 8§ per household.	96	...	§ Ditto.
Add for 6 wives and 6 ayahs ...	12	783	
<i>3. E.—Deputy Secretaries—</i>			
(a) In bungalows 15 at 18 per household	270	...	Underbuilding one half.
(b) Out of bungalows 16 at 7 per household	112		
Add for 8 wives and 8 ayahs ...	16	398	
<i>4. F.—Under Secretaries—</i>			
(a) In bungalows 26 at 16 per household	416	...	Underbuilding $\frac{1}{3}$ rd.
(b) Out of bungalows 53 at 5 per household	265		
Add for 26 wives and 26 ayahs ...	52	733	
<i>5. G.—(i). Registrars, &c.—</i>			
(a) In bungalows 67 Europeans at 12 per household.	804	...	Underbuilding $\frac{1}{4}$ th. As this class of officer is usually domiciled.
13 Indians at 5 per household	65		
(b) Out of bungalows ¶20 Europeans at 4 per household.	80	...	¶The list shows that 11 of these are married and 9 bachelors.
		949	
<i>6. G.—(ii) (a)—</i>			
(a) In bungalows 70 Europeans at 10 per household.	700		
30 Indians at 5 per household	150	...	Underbuilding $\frac{1}{4}$ th only.
(b) Out of bungalows ¶¶ 18 Europeans at 4 per household.	72		¶¶This leaves 9 families without accommodation.
7 Indian at 1 per household ...	7	929	
<i>7. G.—(ii) (b)—</i>			
(a) In bungalows 90 Europeans at 9 per household.	810		Underbuilding one quarter.
68 Indian at 5 per household ...	340		
(b) Out of bungalows 40 Europeans at 3 per household.	120		
12 Indians at 1 per household ...	12		
		1,282	12 families without any accommodation.

8. *G.*—(ii) *c*—

(a) In bungalows 85 Europeans at 8 per household.	680	Underbuilding one quarter.
361 Indians at 5 per household	1,805	
(b) Out of bungalows 96 Europeans at 2 per household.	192	
52 Indians at 1 per household	52	
	<hr/> 2,729	40 to 50 families without any accommodation.

9. *G.*—(ii) *d*—

(a) In bungalows 19 Europeans at 6 per household.	114	Underbuilding one quarter.
1,423 Indians at 5 per household	7,115	
(b) Out of bungalows 25 Europeans at 2 per household.	50	
455 Indian at 1 per household	455	
	<hr/> 7,734	This will leave a very large number of Indian families without accommodation.

10. *G.*—(iii) *Peons*—

1,693 peons at 4 per household	...	6,772
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11. *H, I, J.*—

Audit Officer at 16 per household	...	16	This leaves a considerable part of the staff in the existing Civil Station.
3 Head Clerks, 12 „ „	...	36	
2 Chaplains „ 23 „ „	...	46	
4 Assistant Engineers—			
{ 2 at 16 per household }	...	62	
{ 2 „ 15 „ „ }	...		
3 Executive Engineers at 16 per household	...	48	
1 Chief Engineer at 27 per household	...	27	
1 Police Officer at 16 per household	...	16	
2 Assistant Surgeons at 12 per household	...	24	
1 Civil Surgeon at 16 per household	...	16	
1 Extra Assistant Commissioner at 14 per household.	...	14	
1 Magistrate at 15 per household	...	15	
1 Chief Commissioner at 32 per household	...	32	
1 Personal Assistant at 22 „ „	...	22	
2 European Gardners at 14 „ „	...	28	
3 „ Policemen at 8 „ „	...	24	
Extras	...	20	
		<hr/> 446	

12. *M.*—*Indian Chiefs*—

50 at 50 per household	2,500
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13. *N.*—*Indian Gentry*—

100 at 30 per household	3,000
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14. *Bazaar, Shops, &c.*—*1st Class Shops, Indian and European—*

34 at 18 per household	612	
6 „ 15 „ „	...	...	90	
			<hr/>	702

Indian Hostels or Boarding houses for clerks for whom bungalows are not built.

29 buildings in number at 10* per household (exclusive of boarders) ...

290 * Boarders are provided for above.

Boarding Houses for European Clerks—

7 Boarding houses at 16 per household (exclusive of boarders).			112	
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Shop-keeper's Residences—

20 acres at 14.5 souls to 1 acre	290	
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Indian Bazaar—

50 acres at 100 to an acre	5,000	
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Hotels, 7 in number—

(220 officers' wives, &c., are without bungalows. At the Cecil Hotel there are 50 rooms and 57 servants, excluding management, office establishment, &c., Total number of persons exclusive of residents may be taken as 7 × 70...	490	
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TOTAL	<hr/>	6,884
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15. *Administrative and Municipal Buildings—*

Town Hall and Administrative officers, 8 persons at 4 per household	32
Civil Hospital and Dispensary (50 beds)	...	...	100
Veterinary Hospital, 6 persons at 4 per household	...	...	24
Post and Telegraph Office and quarters	...	...	200
<i>Central Police and Fire Station with horse lines—</i>			
18 Syces at 4	...	72	} ... 337
Policemen	...	200	
10 Menials at 4	...	40	
3 Indians at 5	...	15	
1 European at 10	...	10	
Markets, 6 persons at 4 per house	...	...	24
Municipal cattle and cart-stands and cartmen's lines, 36 persons at 4 per household.	...	...	144
Municipal menials, 200 at 4 per household	...	...	800
Two Colleges (350 students each)	...	...	1,282
One High School	...	...	64
One Primary School	...	...	16
Conservancy, latrines, depôts and workshops, 8 persons at 4 per household	...	...	32
Slaughter houses	...	...	8
Municipal subordinates' staff quarters Conservancy, Electrical, Engineering, Irrigation and Water-works staff, 24 persons at 7 per household (average between 10 and 5).	...	...	168
		TOTAL	<hr/> 3,231

16. Q. Secretariats	...	...	...	...	...	48
17. R. Railway Officials—						
10 officers at 16 per household	...	...	...	...	160	
35 European subordinates at 9 per household	...	...	...	...	315	
140 Indian	5	...	...	...	700	
300 menials	4	...	...	...	1,200	
						2,375
18. Religious Institutions—						
Three Padres at 16 per household	...	...	...	...	48	
Six Churchworkers at 5	...	...	...	...	30	
Extras	...	...	...	...	22	
						100
19. Extra for Army Head-Quarters—						
Officers, Class E.—						
(a) In bungalows 7 officers at 26 per household	...	...	...	...	162	
(b) Out of bungalows 7 officers	...	...	...	...	68	
Class F.—						
(a) In bungalows 19 officers at 16 per household	...	...	...	...	304	
(b) Out of bungalows 38 officers at per household	...	...	...	...	279	
						813
G (i) Registrars, &c.—						
(a) In bungalows 5 at 12 per household	...	...	...	...	60	
(b) Out of bungalows 2 at 5 per household	...	...	...	...	10	
						70
G (ii)—						
(a) In bungalows 14 European clerks at 10 per household	...	...	...	...	140	
(b) Out of bungalows 4 European clerks at 4 per household	...	...	...	...	16	
						156
G (ii)—						
(a) In bungalows 21 European clerks at 9 per household	...	...	...	...	189	
(b) Out of bungalows 7 European clerks at 3 per household	...	...	...	...	21	
						210
G (ii)—						
(a) In bungalows 33 European clerks at 8 per household	...	...	...	...	264	
39 Indian clerks at 5 per household	...	...	...	...	195	
(b) Out of bungalows 33 European clerks at 2 per household	...	...	...	...	66	
						525

G (ii) —

(a) In bungalows 53 Indian clerks at 5 per household	...	...
(b) Out of bungalows 6 European clerks at 2 per household	...	...	1
12 Indian clerks at 1 per household	...	...	12
			<hr/> 289

G (iii) Peons —

151 { 38 at 4 per household	...	...	...	...	152
113 at 1 per household	...	...	...	...	113
					<hr/> 265

TOTAL ... 2,328

K. Club, &c. — ... 100

L. Polo Grounds, &c. — ... 8

FURTHER ITEMS.

Parks, &c. —

80 men at 4 per household ... 320

TOTAL POPULATION.

A. Government House	}	...	...	...	1,000
B. Commander-in-Chief		...	...	...
1. Members		...	...	...	320
2. Secretaries		...	...	...	783
3. Deputy Secretaries		...	...	...	398
4. Under „		...	...	...	733
5. Registrars		...	...	...	949
6. Clerks		...	...	...	929
7. Do.		...	...	...	1,282
8. Do.		...	...	...	2,729
9. Do.		...	...	...	7,734
10. Peons		...	...	...	6,772
11. Administrative and Municipal officers		...	...	...	446
12. Indian Chiefs		...	...	...	2,500
13. Indian gentry		...	...	...	3,000
14. Bazaars, shops, hotels, &c.		...	...	...	6,884 (for Cantonment 7,600).
15. Administrative and Municipal buildings		...	...	...	3,231
16. Secretariats		...	...	...	48
17. Railway officials		...	...	...	2,375
18. Religious institutes		...	...	...	100
19. Extra for Army Head-Quarters		...	...	...	2,328
K. Club, &c.		...	...	...	100
L. Polo grounds		...	...	...	8
Further items		...	...	...	320
GRAND TOTAL					<hr/> 44,469 persons.

II.—AREAS.

General Note on Areas explaining figures below.

1. *Government House*.—Area of Government House, Lahore, is just under 100 acres. This does not make provision for separate residences for staff; nor for press, offices, &c.
2. The area of house occupied by Commander-in-Chief at Delhi is 12 acres. Provision has to be made for guard-room, numerous menials' quarters, stables, &c.
3. (a), *Class C*.—Total number of officers in list supplied by Government of India is 10. The area accepted by Council was 6 and 5 acres. The area 6·31 is given on following basis:—Distance from road 100 ft. Distance from side boundaries, 3 times height of building. Distance from servants' quarters and stables 200 feet. No "underbuilding" possible here.
- (b), *Class D*.—Total number of officers in India list is 37. Build for 25 leaving 12 for hotels, &c. Area accepted by Council 5 acres. Area of 3·11 given on above basis, but 150 feet from servants' houses.
- (c), *Class E*.—Number in India list 31. Build for one half only. Area accepted by Council 4 acres. Area of 2·81 given on same basis as Class D.
- (d), *Class F*.—Number in India list 79. Build for 26 only. Area accepted by Council 3 acres. Area of 2·38 given on same basis as Class D.

4. The total number of clerks are :—

G (i) ...	100 bungalows proposed for	...	...	80
G (ii)a,	125	"	"	100
G (ii)b,	210	"	"	158
G (ii)c,	594	"	"	446
G (ii)d,	1,922	"	"	1,442

In calculating areas Superintendents and Registrars have been allowed one acre each. European and Indian clerks have been allowed at an incidence varying from 18 to 25 souls per acre.

5. *Peons*.—Total in list is 1,693. Taking a household unit of 4 this gives 6,772. At an incidence of 140 per acre—beyond which the area would certainly be congested—the area is 48 acres.
6. *H, I, J*.—We have to provide here for at least the following :—Chief Commissioner and Personal Assistant; 1 European and 1 Indian Magistrate; 1 Civil Surgeon and Health Officer; 2 Assistant Surgeons; 1 Police Officer; one Chief Engineer; 3 Executive Engineers; 4 Assistant Engineers; 2 Chaplains; 3 Head Clerks; 1 Audit Officer and their clerical establishments. They are permanent residents. This calculation of course leaves a considerable staff resident in the existing Civil Station or in the case of Indians in the old city. The area has been calculated on the basis applied to Classes D, E, F, G. above.
7. *Indian Chiefs*.—A round number has been taken with a bungalow area which is small for this class.
8. *Indian Gentry*.—The lowest bungalow unit has been taken, though this class has a large number of dependents.
9. (a) *First Class Shops*.—About 40 at 6 to acre allowed for.
 (b) *Hotels*.—Number calculated on the number of officers for whom no accommodation is provided, *plus* an allowance for visitors. The area is calculated on that of Maiden's Hotel.
 (c) *Hostels*.—Number calculated on number of clerks for whom no accommodation provided.
 (d) *Shop residences*.—Half acre each.
 (e) *Bazaars*.—
10. Provision has to be made here for —Town Hall and offices of Administrative staff; Civil Hospital and Dispensary; Veterinary Hospital; Post and Telegraph Offices with quarters; Central Police and Fire Station with horse lines; Markets; Municipal cattle and cart-stands; Municipal menials; two Colleges; High School; Primary Schools; Conservancy latrines, depôts and workshops; Slaughter houses; Upper subordinates' quarters.
11. *Secretariats*.—The actual built over space is 20 acres. The architect's figure is 175 acres.
12. *Railway Officials*.—The figures are 10 officers; 35 subordinates; 140 clerks; 300 peons. The calculation is on the same basis as in paragraph 2 above.
13. *Religious Institutions*.—Three churches with schools and pastors' houses.

14. Army Head-Quarters.

Class.	No. in list.	Provision made for.
Class E ...	14	7
„ F ...	{ 19 38 }	16
„ G (i) ...	7	5
„ G (ii) <i>a</i> ...	18	14
„ G (ii) <i>b</i> ...	28	21
„ G (ii) <i>c</i> ...	105	80
„ G (ii) <i>d</i> ...	71	53
Peons ...	151	151

Areas calculated on same basis as above.

15. Club, cricket grounds, European Indian club, tennis-grounds for clerks, Volunteer club and grounds.

16. Size of present polo grounds 60 acres.

TOTAL ACREAGE.					Acres.	
1. Government House	...	...	...	...	120
2. Commander-in-Chief—						
Commander-in-Chief		12	}	...	31.04	
Staff 8 × 2.38	...	19.04		...		
3. Officers—						
Class C 10 at 6.31		63.10	}	...	244.88	
„ D 25 at 3.11		77.75				
„ E 15 at 2.81		42.15				
„ F 26 at 2.38		61.88				
4. Clerks, &c.—						
Registrar	...	80	}	...	631	
European clerks	...	248				
Indian „	...	303				
5. Peons	...	...	...	...	48
6. H, I, J.—Administrative and Municipal staff			...	...	49.74
7. Indian Chiefs, 50 at 4 acres each			...	...	200.00
8. Indian gentry, 100 at 2.38 „ „			...	...	238.00
9. Bazaars, Shops, Hotels, &c.—						
1st class shops	...	6	}	...	188	
7 Hotels	...	35				
29 Hostels	} at 1½	}				54
7 Boarding houses							acres.
1st class Indian hotel	...	5				
Shop residence	...	20				
Bazaars	...	68				

					Acres.
10. P.	Administrative Municipal buildings	...	...	...	180
11. Q.	Secretariat ..	...	...	...	120
12. R.	Railway officials	...	...	...	77·3
13.	Religious institutions	...	...	...	12
14.	Extra officers of Army Head-Quarters...	...	...	...	64·89
15. K.	Clubs, &c.	...	...	...	20
16. L.	Polo grounds	...	...	...	60
	Parks	...	...	...	100

Total, exclusive of Government House and Commander-in-Chief's house ... 2,233·81

Add 25 per cent. for service roads and open spaces ... 558·45

Total ... 2,892·26

Add for Government House (120 acres) and for Commander-in-Chief's house (31·04 acres) ... 151·04

GRAND TOTAL ... 3,043·30 acres,

or $4\frac{1}{2}$ square miles.

Note on Population as applied to area.

The area provisionally calculated is 3,043 acres; putting this into a lay-out making provision for unused angles, &c., the area becomes 4,100 acres.

2. The incidence of population on 3,043 acres works out to about 14·8 per acre. The incidence of population on the lay-out works out to 10·8 per acre.

3. The incidence of population per acre for the area included in the Metropolitan and City Police Districts, *i. e.*, within a circle of 15 miles of Charing Cross is 14·8 per acre. The incidence within the jurisdiction of the Central Criminal Court, London, is 22·7 per acre. The incidence for the *urban* population of the United Provinces is 21·25 per acre.

No. 210.

FROM CAPTAIN G. S. C. SWINTON.

Experts Camp, Delhi, February 23rd, 1913.

DEAR LORD HARDINGE,

I showed the letter which I wrote to Your Excellency yesterday to Baker, and he was anxious that I should add a postscript to it. I could not do it then, as the letter would have missed the mail, but as I thoroughly realise his point of view I will put it to you now.

In comparing the north and south sites he agrees that if we are to have a really big Capital city ideally planned it can only be placed on the south site.

But he is terribly afraid of the "cold fit" coming on before the city is completed; and he points out—which is unquestionably true, that, while a half-fledged Imperial city on the north site would still have something British to back it up, the Mutiny sentiment and the Durbars, as well as some river scenery and, even after clearances, remnant of well-grown trees—and would be a complete though perhaps imperfect thing, a new British city on the south must start out to justify itself.

It is a challenge to the past and a promise of the future.

I do not believe that he is thinking of his architecture alone, and I am certain that he would admit that peace has its victories as well as war, and that a well-run office is as fine a monument of British rule and purpose as is the Kashmir Gate. The fact he holds that the Mogal and pree-Mogal sentiment of the south outweighs the Mutiny sentiment. But he misdoubts that we may be laying too much stress on the fact that at the start the south site is so much cheaper than the north.

His argument is that if money should run short and the courage of your successors fail a city on the north site might quietly lapse into a torso, or rather a head without a body; but that by going south the die is cast, and the thing has to be carried right through, "conte quo conte", over all obstacles and in face of all panicky fears.

If it fell away from its high purpose it would be a catastrophe to the British Empire.

I do not know what powers Your Excellency has to pledge the future and bind those who will come after you, nor are these questions of town-planing but of high policy, but I want to carry Baker with us throughout so I send you these lines.

I may add that he is really a great acquisition, and I wish we had had him here from the beginning. He takes broad views, has read much Imperial history, and learnt a great deal about India.

You will be interested to know that both here and at Agra, where we went last week, he measures everything and takes endless notes and thumb nail sketches in his pocket-book.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

No, 211.

Copy of a letter from SIR JAMES DUBOULAY, K. C. I. E., Private Secretary to the Viceroy, to the HON'BLE SURGEON-GENERAL SIR PARDEY LUKIS, K. C. S. I., Director-General, Indian Medical Service, dated Delhi, the 25th February 1913.

The Viceroy is impressed with the vital importance of the comparative healthiness of the proposed northern and southern sites, respectively, of new Delhi, as a factor in deciding which should be selected.

He desires therefore that you should, with Robertson and Keeling, form a Committee for the consideration of this question, and submit a carefully weighed report embodying your conclusions.

The Viceroy is anxious to have this report within a week, and as he believes that all relevant materials for forming an opinion are already available to Robertson and Keeling, he anticipates that you will have no difficulty in submitting your conclusions within the time allotted.

If there are any points upon which you desire information from the Town-planners or the Chief Commissioner, or the Home, Education or Public Works Department, you should apply to them direct.

I am sending copies of this letter to Robertson, Keeling, Swinton, Hailey, Wheeler, Porter and Gordon.

Copy forwarded with compliments to

Captain Swinton
Major C. J. Robertson
T. H. Keeling, Esq.,
Hon'ble Mr. Hailey
Hon'ble Mr. Wheeler
Hon'ble Mr. Porter
Hon'ble Mr. Gordon

for information and

guidance.

(Sd.) J. H. DUBOULAY,
Private Secretary to Viceroy.

No. 212.

TO THE HON'BLE MR. W. R. GORDON, C. I. E., M. I. C. E., Secy., to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, February 26th, 1913.

MY DEAR GORDON,

I enclose to you herewith, for your information and for record, a copy of a letter which the Viceroy has received from Major-General Blomfield.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 213.

TO E. L. LUTYENS, Esq., Experts' Camp, Delhi.

Viceregal Lodge, Delhi, February 26th, 1913.

MY DEAR LUTYENS,

I enclose to you herewith, for the information of yourself and Baker, a copy of a letter, dated the 11th January, which I received from Sir Brumwell Thomas, together with a copy of my reply.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

- (1) Letter from Sir B. Thomas, dated the 11th January 1913.
 - (2) Letter to Sir B. Thomas, dated the 13th January 1913.
-

No. 214.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

Delhi, February 26th, 1913.

MY DEAR DuBOULAY,

With reference to your demi-official letter of 13th instant, Hon'ble Member and I are not sure whether (1) we are to consult Lutyens and Baker with regard to the competition, or (2) to refer the matter to the Chief Commissioner, or (3) await the formation of the Committee. I venture to advise (3).

Yours sincerely,
(Sd.) W. B. GORDON.

No. 215.

To E. L. LUTYENS, Esq., Experts' Camp, Delhi.

Viceregal Lodge, Delhi, February 26th, 1913.

MY DEAR LUTYENS,

I enclose a copy of a letter from Major-General Blomfield to the address of the Viceroy for the information of yourself and Baker.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 216.

FROM THE HON'BLE SURGEON-GENERAL SIR PARDEY LUKIS, K. C. S. I., M. D.,
F. R. C. S., I. M. S., Director-General, Indian Medical Service.

Delhi, February 27th, 1913.

DEAR DuBOULAY,

Your letter, without date, *re* alternative sites for new Delhi reached me on my return from Meerut this morning.

Robertson, who left Delhi immediately after Council on the 25th, has been telegraphed for, and I will convene a Committee as soon as he returns. There ought to be no difficulty about submitting our report within a week.

Yours sincerely,

(Sd.) C. P. LUKIS.

No. 217.

To CAPTAIN G. C. S. SWINTON.

Viceregal Lodge, Delhi, February 27th, 1913.

MY DEAR SWINTON,

The Viceroy would like to have two or three copies of each of the proposed lay-outs. I understand there are two of the northern site, and a rough idea for the southern site.

He wants them to attach to the papers which he will lay before his Council, so seven copies of each would be desirable, but if, as he anticipates, this would involve excessive labour he could get on with one or two copies of each.

Could you have them prepared and sent to me?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 218.

To MAJOR-GENL. C. J. BLOMFIELD, C. B., D. S. O., Flag Staff House, Peshawar.

Viceregal Lodge, Delhi, February 27th, 1913.

DEAR GENERAL,

The Viceroy desires me to acknowledge the receipt of your letter of the 23rd December, in which you mention the name of your brother in connection with the architectural work at Delhi.

You are probably aware that a Committee of three Architects has already been formed for the designing and execution of one or two of the principal buildings, and they will also control the general scheme of providing Delhi with the very large buildings which will have to be erected.

I have therefore under His Excellency's directions sent a copy of your letter to them, as well as to the Public Works Department, so that your brother's name may be before them for consideration when the question of the architecture of these buildings comes up.

I am, &c.,

(Sd.) J. H. DuBOULAY.

No. 219.

FROM E. COTES, Esq.

Delhi, February 27th, 1913.

DEAR DUBOULAY,

The enclosed very rough and imperfect notes contain a few concrete points, on which, in the discussion this morning, I found myself at variance with the south sitters.

There are no doubt many more that did not come up, or on which we did not get down to each other's points of view.

It has seemed to me worth while, however, in view of what hangs upon them, to jot these points down, as nothing conduces so much to the removal of honest differences of opinion, as the focussing of attention on definite points of limited scope, when they are also important to the conclusion in dispute.

His Excellency may perhaps like to have them looked into, in the light of the Experts' facts on the subject, which they can get at leisure.

I was delighted to find that the Viceroy holds that the site question should be discussed as a whole. I venture to think that when this is done and complete lay-outs and estimates are prepared to cover, not only the new Government buildings, but also the improvement of existing Delhi on a well considered plan as part of the capital, also railway remodelling and cantonments, it will be possible to arrive at a fairer opinion than when public attention is focussed, as has hitherto been the case, upon the north and south ends alone.

Yours sincerely,

(Sd.) E. COTES.

[ENCLOSURE TO THE ABOVE LETTER.]

(1) As regards treatment of bazaars to provide for expansion, I claim that far too much attention has been paid to the initial cost of acquisition, and altogether too little to value of the property acquired. The latter, under the special conditions obtaining in city under process of conversion into a capital, is certain to double and quadruple in a very few years; thereby offering possibilities of profit, instead of loss, over the transaction. This is a state of things not obtaining in London and other fully developed cities, and Swinton's objection therefore that slum improvement in London has proved very costly does not apply.

(2) As regards conversion of rocky areas into grass-covered, and therefore reasonably cool, building sites. Here I hold, and the other side deny, that methods which have succeeded elsewhere will also be practicable in Delhi at reasonable cost. I would here point out that the cost suggested by me at the meeting and agreed to by Keeling, as a reasonable one for covering with one foot of earth all unremovable rock on the Ridge (*viz.*, Rs. 10 per 1,000 square feet treated) works out to only a few hundred rupees per acre. Or not many lakhs for treating the whole $3\frac{1}{2}$ square miles asked for by Swinton for a site for Cantonment buildings suitable for the northern scheme. I would suggest that these figures be further tested, since, if they be correct, the other side's claim that the cost of such treatment would be too high to be considered cannot be sustained, since I understand that the remodelling of the railways, which could be saved (at least for many years to come) by adopting the northern site, will cost something like a crore.

(3) As regards removal of water logging. Here I claim, and the other side deny, that measures which have proved practicable in other localities are also practicable in Delhi at reasonable cost, provided they be carried out gradually as need for them arises. I may here note that no one else at the meeting was acquainted with the two cases I quoted as having come under my own observation, *viz.*—(a) that of S. Oxfordshire, where underground draining has been made to pay on land the annual value of which, after improvement, is only thirty shillings per acre; and (b) that of Calcutta where enormous improvement has also been effected at not unreasonable cost. I submit that these, or similarly fair instances of what the other side say is impossible, should be examined further before the matter is decided.

(4) As regards my claim that by adopting the northern site, the Government could be suitably housed many years sooner than on the southern, I would suggest that the point of difference of opinion should be looked into further. It is that I deny and the other sides claim that it would be impossible to have a satisfactory northern lay-out that did not involve immediate scrapping of the Civil Lines. This is a matter susceptible of easy proof. Gradual replacement of unsuitable houses is, of course, not referred to.

E. COTES,—27-2-13.

No. 220.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Delhi, February 28th, 1913.

DEAR LORD HARDINGE,

I was about to reply to Your Excellency's private letter of the 15th, when I heard that you wished Begg to come down at once and as there were certain

points in his letter to me which I wished to discuss with him verbally, I ventured to wait until I could do so.

With regard to the object of the competition we understood that the main object was not so much to obtain designs as to ascertain if there was any indigenous talent worth enlisting for the design and construction of bungalows. This being the main object it was decided that in the conditions of competition we should not retain any claims on the designs, but return them to the competitors.

As to the question of procuring designs for bungalows for the new Capital, I do not anticipate any difficulty in obtaining suitable designs nor does Begg who writes—

“There is no possible difficulty about designs for Delhi bungalows. The sound thing is now to wait till sites are fixed and to have them designed for the positions and aspects they are to have. All possible types of plan are known which are suitable for Delhi conditions. I thought the competitions might have got us some new types, but it hasn't. It would not take very long to work out suitable designs, and if these were made in relation to the individual sites, aspects, etc., we should get sufficient variety.

There were only two men in the competition who shewed *capacity* to give us what we want—Charles Stevens and Co., and, to a much lesser degree, a man Hawkins, both of Bombay. But they based their designs on Bombay conditions—not anyhow on Delhi ones—and so, unless they were put into close collaboration with an Architect who understood what was wanted, we should get no better results from them than before.”

There are in the Public Works Offices of the various provinces of Northern and Central India numbers of designs of residences which have been constructed and have stood the test of occupation in climates somewhat similar to that of Delhi. We have thus plenty of the most satisfactory types and interior arrangements of bungalows, and there is no reason why we should neglect to make use of the results of experience. I propose, and Begg agrees, to call for a selection of designs from the various provinces and hand them over to Keeling whose Architects working under the control of the Supervising Architects should have no difficulty in evolving suitable designs.

I regret very much I did not think of retaining some of the competitive designs for Your Excellency's inspection. They were, under some misunderstanding of Begg's instructions, returned to the competitors sooner than was intended after the Committee had made its award. We could no doubt recall some of them, but Begg thinks it would be dangerous to do so even in the case of the premiated designs.

Yours sincerely,

(Sd.) W. B. GORDON.

I have not much confidence in Public Works Department bungalows !

H.

No. 221.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Viceregal, Lodge, Delhi, March 1st, 1913.

MY DEAR HAILEY,

The Home Department recently wrote to you on the 26th February in their letter No. 1352-C. telling you that Captain Swinton's re-engagement has been sanctioned for 16 weeks and Mr. Lutyens' re-engagement for 13 weeks.

Can you very kindly ascertain and let me know when these periods respectively expire ?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 222.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner, Delhi.

Viceregal Lodge, Delhi, March 1st, 1913.

[Private.]

MY DEAR HAILEY,

I send you, for your private information, a copy of a despatch which has just been sent to the Secretary of State.

The Viceroy is anxious that the Committee referred to should be constituted as soon as possible, in order that it may deal with the various questions regarding new Delhi which are likely to arise in the immediate future, although it may not have the full financial powers suggested, pending the sanction of the Secretary of State.

The first thing to do is to nominate the members, and the Viceroy would be grateful if you would let me know for his information whom you would suggest as the Architectural and Financial Members respectively, of the proposed Committee.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

No. 6 of 1913.

GOVERNMENT OF INDIA.

HOME DEPARTMENT.

PUBLIC

Delhi.

To

THE MOST HONOURABLE THE MARQUIS OF CREWE, K. G.,

*His Majesty's Secretary of State for India.**Dated Delhi, the 27th February 1913.*

MY LORD MARQUIS,

We have had under our anxious consideration the question of the best arrangements which can be made for the construction of the new Imperial Capital at Delhi in a manner which will ensure the utmost exercise of economy, the promptest fulfilment of this great scheme which is compatible with efficiency, and the systematic exercise, from the outset, of a watchful supervision over all details connected with the work. Upon the magnitude and importance of the task

before us it is unnecessary to dilate, but the position is in many respects abnormal. The Government of India by its constitution, and its procedure of Departments, is not a suitable body to supervise the executive details of so vast a project, and no one Department could well be selected for this purpose to the exclusion of others, even were it the case, which is not a fact, that any Department, in addition to its normal duties, could spare the necessary time. Moreover, it is obvious that the control must be local, and although the province of Delhi is legally a Local Government, it would be impossible for the Government of India, in view of the far-reaching Imperial interests involved, to divest itself of its responsibility by delegation to such an agency. The problem with which we are faced is to create a central authority to which could be entrusted the initiation and discussion of the multitude of issues which will arise in connection with the construction of the city, the decision of all but the most important question raised, and adequate financial powers. To cite a comparatively minor precedent, the organisation of the recent Royal Durbar was successfully carried out by such a body.

2. In all the circumstances of the case we are in favour of the creation of a small Executive Committee of four persons, comprising a Presiding Officer, an Engineer, an Architect and a Finance Officer, assisted by a Secretary. As Presiding Officer we suggest the Chief Commissioner of Delhi, who has all the threads of local administration in his hands, and while proper co-ordination will thus be secured, his influence will materially facilitate the carrying out of work of all descriptions. As Chairman, he should have a casting vote. The Engineer member would naturally be the Chief Engineer controlling the construction of new Delhi and primarily responsible for all professional details. The duties of the Architect, who although occupying a seat on the Committee, will be a member of the Chief Engineer's staff, will comprise the designing of all buildings other than those public buildings entrusted to the Architectural Board, which we have under separate consideration. This will be primarily an advisory body, although the Chief Engineer and the Architect on the Committee will necessarily be in close touch and consultation with it. The Financial Member is essential if rapid and efficient working is to be secured, since we should not feel ourselves justified in agreeing to extensive delegations under the Financial Codes in favour of the Committee unless our interests were safeguarded by the presence of a financial expert authorised to demand a reference to us should his opinion be rejected by his colleagues.

To this number, however, we would add certain consulting members, whose advice could be sought, if necessary, upon the particular subjects within their expert knowledge, namely, the Director-General, Indian Medical Service, the Sanitary Commissioner with the Government of India, an officer representing the Railway Department, an officer of the Military Department (preferably the Engineer in charge of the erection of the new Cantonments) and the Electrical Adviser to the Government of India. The operations of the Committee will certainly affect these branches of the administration, and information regarding them should be at its disposal when asked for.

3. The broad outlines of the Committee's procedure would be as follows. As soon as the site and general lay-out of the new city have been approved, it will be for the Committee to frame a general project estimate for the ultimate sanction of Your Lordship. Assuming that to have been accorded, it would rest with the Committee to cause detailed plans and estimates to be prepared and to proceed to the execution of the works. All proposals involving large questions of principle, such as any radical alteration of the sanctioned lay-out, the grant of special concessions in respect of land or easements, departure from the instructions laid down on such matters as the size of compounds for officers of particular classes, and general policy as to the employment of private building agency for residences or the giving out of plans to competition, would require the previous authority of the Government of India, but our object

would be that in the actual execution of work within the broad lines of total cost and general policy prescribed, the Committee should as far as possible be left a free hand. In matters of finance the absolute limit of expenditure would be the estimate which Your Lordship may approve. Within that the Committee (subject to the above restrictions) should exercise the full powers of the Government of India under the Public Works Department Code and the Financial Codes, but the plans and estimates of every individual building estimated to cost more than 12½ lakhs, exclusive of charges for establishment and tools and plant, should be submitted to the Government of India before the work is put in hand. In respect of the placing of officers on deputation and the creation of temporary appointments the Committee should have the powers of a Local Government in respect of provincial expenditure, though restriction (1) under Article 78-A., Civil Service Regulations, might be waived in view of the special circumstances of the case. The Committee would, of course, have no powers in respect of their own emoluments, and all questions involving expenditure should be referred to the Financial Member and on his written requisition to the Government of India. We would ask Your Lordship's approval of the financial delegations here indicated.

4. With a body so constituted and vested with the powers suggested, we believe that the scheme can proceed smoothly to fruition, but over all the actions of the Committee His Excellency the Viceroy will exercise a general control. All proceedings will be at once reported to him, and he will have an unrestricted discretion to call upon the Committee to reconsider any point which he may deem to be open to criticism or to demand departmental scrutiny in the Government of India. With these precautions we are satisfied that we shall be fully cognisant of all essential features in the progress of the work, while a trust will be reposed in the Committee in matters of detail and actual execution which we are sure will not be abused and which will enable it to proceed without needless delay or interruption with the task entrusted to it.

5. We trust that these recommendations may receive Your Lordship's approval at as early a date as possible in order that progress may be made with the subsidiary arrangements.

We have the honour to be,

MY LORD MARQUIS,

Your Lordship's most obedient, humble Servants,

HARDINGE OF PENSHURST.

G. FLEETWOOD WILSON.

R. W. CARLYLE.

HARCOURT BUTLER.

SYED ALI IMAM.

W. H. CLARK.

R. H. CRADDOCK.

No. .

Copy forwarded to the ^{Public Works} _{Finance} Department for information.

By order, &c.,

H. WHEELER,

Secretary to the Government of India.

No. 223.

FROM E. L. LUTYENS, Esq.

Delhi, March 1st, 1913.

MY DEAR DUBOULAY,

Many thanks for your letters. First, about Brumwell Thomas and second^y about Reginald Blomfield.

A long time back I gave Sir Richmond Ritchie, at his request, names of Architects, and Blomfield's was amongst them. A good chap (Blomfield) and a good Architect.

What can you say more of any man?

Yours very sincerely,
(Sd.) E. L. LUTYENS.

No. 223a.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, March 1st, 1913.

DEAR DUBOULAY,

I have talked the matter over with Lutyens and Ward and they see no objection to the notes being printed and circulated to the Members of Council only; but they think that my two letters to the Viceroy, of the 22nd and 23rd, though personal, help to put things together, and that they should go to the Council also.

Baker has gone off for a couple of days, but Lutyens on his behalf thinks that not only the letter of the 22nd, which the Viceroy asked for, but also the letter of the 23rd should go.

I have only a rough draft of this second letter down to the following words:—

“these are questions not of town planning but of high policy. But I want to carry Baker with us throughout, so I send you these lines”
and that is as far as the letter need be printed.

I know that I added a few words of personal appreciation of Baker, but they should be cut out as they are unnecessary for the purpose and were, if I remember aright, purely personal.

Now as regards the printing of the report. Ward points out to us that since I sent it in we have done something to improve its shape and I enclose a consolidation of the mass of figures which appeared in its centre.

Yours sincerely,
(Sd.) G. S. C. SWINTON.

No. 224.

FROM MAJOR-GENERAL C. J. BLOMFIELD, C. B., D. S. O.

Peshawar, March 3rd, 1913.

DEAR DUBOULAY,

Will you please express to His Excellency my sincere thanks for his kindness about my brother in connection with the architectural work at Delhi. Since I wrote in December my brother has been selected for the Royal Gold Medal for this year, and I enclose a cutting from the *Times* of February 5th (which had a leading article about him), so that it may be seen that I was not puffing the family without reason!

Sincerely yours,
(Sd.) C. J. BLOMFIELD.

[ENCLOSURE TO THE ABOVE LETTER.]

Extract from the "Times", Wednesday, February 5th, 1913.

HONOUR FOR MR. REGINALD BLOMFIELD.

Mr. Reginald Blomfield, A. R. A., M. A., F. S. A., has been selected by the Royal Institute of British Architects for nomination as a fit recipient of the Royal Gold Medal for 1913, and his name will accordingly be submitted to His Majesty.

The Royal Gold Medal for the promotion of architecture was instituted by Queen Victoria in 1848; it is annually conferred on some distinguished English or foreign architect or man of science or letters, the name of the recipient being suggested by the Royal Institute. Mr. Blomfield's distinguished career is well known. He was educated at Haileybury and Exeter College, Oxford. His professional practice has consisted mainly of large country houses. Among his books are "A History of Renaissance in England", "The Mistress Art" and "Architectural Drawing and Draughtsmen". Mr. Blomfield is a member of the Advisory Committee on the Regent-street quadrant, he is on the Council of the new British School at Rome, and is now President of the Royal Institute of British Architects.

No. 225.

T. THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, March 3rd, 1913.

MY DEAR GORDON,

In your letter of 26th February you ask whether you were to consult Lutyens and Baker or to refer to the Chief Commissioner or await the formation of Committee regarding competition for designs for new Delhi.

I write to explain that all my letter of the 13th meant was that nothing could be done in the matter now without consulting Lutyens and Baker.

As a matter of fact any further steps will have to be initiated by the Delhi Committee; and must await its constitution, but it will not be necessary for Public Works Department to move in the matter.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 226.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, March 3rd, 1913.

MY DEAR SWINTON,

The Viceroy thinks that if your Committee can find the time it would be as well for them to examine and criticise the accompanying brief summary of the case for the northern site, which was sent in by Mr. Cotes after the meeting at which he was present the other day.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

A brief summary of the case for the northern site by Mr. Cotes, dated 1st March 1913.

No. 227.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Delhi, March 4th, 1913.

D.-o. No. 1804-Home.

MY DEAR DuBOULAY,

With reference to your letter, dated 1st March 1913, regarding the extension of the terms of engagement of Captain Swinton and Mr. Lutyens, the calculation made in my office shows that the period of Captain Swinton's engagement (which concludes on date of return to England) expires on 14th April 1913, and that of Mr. Lutyens on 25th April 1913.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

No. 228.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi

Delhi, March 4th, 1913.

D.-o. No. 1866.

MY DEAR DUBOULAY,

I am much obliged to you for letting me see the Despatch No. 6 of 1913, which was forwarded with your letter of the 1st March 1913.

The despatch asks for the grant of certain financial powers for the Committee and lays down certain lines for guiding its procedure.

As regards the Financial Member of the Committee I would suggest the name of Mr. Stokes.

As regards the Architect, it is, I think, advisable to have an officer who is already well acquainted with Indian conditions. Four names have been suggested—Mr. Nicholls of Madras, Mr. Thomas, Mr. Wittet of Bombay and Mr. Crouch of Bengal. It is I think essential that whichever officer is chosen he should be capable of working in harmony with, and carrying out, the ideas of Messrs. Lutyens and Baker. Mr. Nicholls has already been up to Delhi and has been seen by them; they have still to see Messrs. Crouch and Wittet, and these officers have been asked to visit Delhi for this purpose. No mention of the appointment has, of course, been made to them, and they have merely been asked to come up to consult with the Town-Planning Committee. As soon as Messrs. Lutyens and Baker have seen them I will forward the name of the officer who seems most suitable for the appointment, and hope that His Excellency will, in the meantime, excuse this short delay in complying with his wishes.

At the same time I venture to think that it should be possible to constitute the Committee at once, *minus* the Architect. The sanction of the Secretary of State is not necessary to this proceeding since no new appointment is created, and the despatch merely asks for a delegation of certain financial powers. It would be a great convenience if the Committee could be appointed at an early date, as there are a number of questions which it is advisable for us to take into immediate consideration.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

Please inform Hailey that I agree to Stokes as representative of Finance Department.

I have asked the Home Department to appoint the Committee at once leaving the appointment of the Architect to be decided later.

H.

Sir Guy telephoned to me this morning, Sir, that he understood that Stokes would have to apply for leave on the ground of health.

I have questioned Stokes and he tells me that he has had no furlough for six years and proposes to ask for six months about 1st May 1914. I do not think that need interfere with his appointment.

J. H. DuBOULAY,—8-3-13.

I think that will be all right. We might have a temporary. *locum tenens*.

H.

No. 228a.

FROM R. BARRATT, Esq.

The Athenæum, March 4th, 1913.

DEAR LORD HARDINGE,

I was delighted and realised to know you felt really better. It was good of you to trouble to write, February 12th.

I see you are now in Delhi. I hope thoroughly in agreement with Lutyens and Baker, and finding the latter as nice to consult as the former, in addition to their exceptional ability and taste. They are both straight fellows.

The election of Lutyens to the Royal Academy last week is a pleasant note of approval from the Centre of Art.

I take it the (expected) failure of the Government of India competition for bungalows serves its purpose. I never met any talent in India, the Baroda palace is possible, the new Residency at Gwalior stupid and bad. Being in England I cannot know fully how much Indian feeling and criticism you have found. It is difficult to understand there could be any worth considering if a Native Chief built a palace in the style of Hampton Court, no Native would object. It is unfortunate it was started that Native opinion was in favour of Indian models, as naturally some quasi-educated Chief would talk of what he did not understand and the Indian politician would search for a prospective grievance against the Government, it is unfortunate because of the delay, the further the buildings get on in your time, the better. I hope a Commission like the 1851 Exhibition Commission will carry on irrespective of Viceroys and Councils, lest your successor should bring ruin!

As you are sure to see the importance of Lutyens's health, I expect you will send him back now before the heat gets bad, it would be a calamity if he became ill. I was relieved to hear from Chirol he had been well looked after and was better and returning. I hope he will give up that Royal Commission!

With my most real wish for your complete restoration,

Very sincerely yours,
(Sd.) REGINALD BARRATT.

No. 2286.

To THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
 Member of the Viceroy's Council.
 „ „ „ „ REGINALD CRADDOCK, K. C. S. I., Member of the Viceroy's
 Council.
 „ „ „ „ ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's
 Council.
 „ „ „ „ HARCOURT BUTLER, K. C. S. I., C. I. E., Member of the
 Viceroy's Council.
 „ „ „ „ MR. SYED ALI IMAM, C. S. I., Bar-at-Law, Member of the Viceroy's
 Council.
 „ „ „ „ W. H. CLARK, C. S. I., C. M. G., Member of the Viceroy's Council.
 „ BRIDGR.-GENL. W. E. PEYTON, C. V. O., D. S. O., Military Secy to the Commander-
 in-Chief in India.

Viceregal Lodge, Delhi, March 4th, 1913.

MY DEAR—

I send herewith (for His Excellency the Commander-in-Chief) a set of papers regarding the Northern and Southern sites which the Viceroy wishes to discuss at the next Council Meeting.

One or two of the papers are only proof copies of which I hope to supply corrected copies tomorrow.

I also attach two maps containing suggestions for the lay-outs on the Northern and Southern sites respectively.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

- (1) Experts Committee's report on south site.
- (2)† Letter from Captain Swinton to Viceroy, dated 22nd February 1913.
- (3) Experts Committee's report on north site.
- (4)† Proceedings of Committee assembled at Quarter-Master-General's Branch on alternative site for new Delhi Cantonment.
- (5)† Appendix to Committee's report on north site on Sir B. Leslie's scheme on "Delhi, the Metropolis of India".
- (6)† Paper by Sir B. Leslie on "Delhi, the Metropolis of India".
- (7)* North and south site maps.

() Only in letter to General Peyton.

* Not reprinted.

† See enclosure to letter to all Hon'ble Members, dated 5th March 1913, No.—

FIRST DRAFT OF COMMITTEE'S REPORT ON THE SOUTH SITE.

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REPORT ON THE LAY-OUT OF THE NEW CAPITAL AT DELHI.

1.—PRELIMINARY.

The Committee now propose to present the separate report on town-planning which was promised in paragraph 1 of their report on the choice of a site for the new Imperial Capital at Delhi.

In accordance with the programme detailed in the concluding paragraph of that report the Committee left Simla in the latter half of June. Mr. Brodie was the first to leave and visited Delhi on his way, where he went over a portion of the ground. Captain Swinton and Mr. Lutyens left Simla a few days later and met Mr. Lanchester at Delhi. They had the advantage of learning his views and discussing plans with him before leaving for Europe.

From August to November the Committee were in England, but kept themselves continually in touch with India. Lengthy communications passed by every mail; and while certain work was carried out by the Committee at home, the officers at Delhi conducted necessary investigations on the spot.

The whole railway problem was reviewed. The question of the afforestation of the ridge was considered. Arrangements were made for the rearing of suitable trees and plants for the avenues and parks of the new city. An elaborate preliminary estimate of the cost of the new city was drawn up by Mr. Ward and Mr. deMontmorency, ably assisted by Captain Roberts, Captain Sopwith and Mr. Parker. These preliminary estimates covered the ground of the cost of land, storm water drains, sewage and sanitary installation, irrigation, domestic water-supply, roads, parks, buildings, lighting, tools and plant and establishment. The acquisition of land for the new site began.

During the interval there was one fresh development. In paragraph 10 of their report the Committee recommended the acquisition of the suburb of Paharganj, and in a tentative lay-out, which they put forward, it was condemned for demolition. On the receipt of the estimates of the land acquisition officer, it was discovered that this suburb, although admittedly of poor character and appearance and insanitary, contained 15,000 inhabitants and was valued at a very large sum. This discovery raised serious complications; and the Committee were informed that the Government of India did not see their way to sanction its immediate demolition. It was held that it would be easier to deal with this area by including it in a general scheme of expenditure for the improvement of the present city spread over a number of years. The Committee were accordingly instructed to consider the possibility of aligning the main axis of their lay-out in a more easterly direction.

The Committee realise that the compulsory removal of great masses of population is a difficult matter requiring much care and tact; but they received with regret the news that Paharganj must remain for the present. It is today a poor class property; but it occupies such an advantageous position that it must rise in value. In the opinion of the Committee it would be wiser for the Government of India to obtain such control over it that no private interests can be created in it detrimental to the public welfare. The Committee would wish again to emphasise the vital importance of control, of which mention was made in paragraph 10 of their earlier report.

Captain Swinton returned to Delhi on November 25th. Mr. Brodie and Mr. Lutyens did not arrive till nearly a month later. At the desire of His Excellency the Viceroy they visited Mandu, Indore, Lucknow and Cawnpore on their way from Bombay to Delhi. Since then the work has been continuous.

2.—A SPECIAL REPORT ON THE NORTH SITE.

Towards the end of January the attention of the public was directed to the north site, or Durbar area, as a site for the new capital. This interest in the north site was evoked partly by a paper read by Sir Bradford Leslie before the Royal Society of Arts in London, and partly by a series of articles in the press from champions of this site. In paragraph 7 of their report on the choice of the site the Committee had already concluded that it was impossible to provide an area on the north site to suit the requirements of the new capital as communicated to them by the Government of India. The only possible basis, on which the question could be considered, was a modification of the conditions originally laid down. At the desire of His Excellency the Viceroy, the Committee proceeded to review the conditions of size and area originally postulated by the Government of India and presented a separate report on the possibility of accommodating a city of half the size previously contemplated on the northern area.

3.—PRINCIPLES TO BE KEPT IN VIEW.

There are certain general principles governing town-planning in all countries and climates, though they must vary with the motif of the city. First and foremost among these the Committee put the need of foresight. There must be a readiness to meet every requirement of the future. Whatever eventualities the days to come may have in store, the new city must have at its hand the inherent power to command health, and a wealth of air spaces and room for expansion, which no lapse of time can deplete. A well-planned city should stand complete at its birth and yet have the power of receiving additions without losing its character. There must be beauty combined with comfort. There must be convenience—convenience of arrangement and convenience of communication. The main traffic routes must be park-ways capable of

extension both in width and breadth. Communication, both internal and external, should be above reproach. Where possible, there should be a presentation of natural beauties—hill, wood and water—and of monuments of antiquity and architectural splendours of modern times. Space is needed for recreation for all classes. The result must be self-contained, yet possessing a latent elasticity for extensions. The perfected whole should be obtainable with due regard to economy.

To all this must be added the special principles governing the town-planning of a particular site. In the case of Delhi the Committee conceive the chief of these to be a realisation of the dominant idea of the new Delhi and the adaptation of the scheme of the new city to physical conditions. Delhi is to be an Imperial capital and is to continue a tradition of ancient capitals. It is to be the seat of the Government of India. It has to convey the idea of connection with the Delhis of the past and a peaceful domination and dignified rule over the traditions and life of India by the British Raj. The attention to be paid to physical conditions chiefly centres on making the new city one suited for a seven months' residence in a climate which varies during that period from a maximum shade temperature of 115 degrees Fahrenheit to a minimum winter shade temperature often approaching freezing point. Health in a land, with a malarial record and violent variations in climate, rainfall and river flood levels, has to be most specially safeguarded. The local drawbacks of dust, glare and barrenness have to be combated; and the provision of irrigation, without which no grass or trees can grow successfully in Delhi, must be arranged. The Committee now propose to show how their lay-out on the south site is governed by these principles.

4.—DESCRIPTION OF THE SOUTH SITE.

The general description of the south site, which was given in paragraph 9 of the report on the choice of a site, may now be presented in greater detail, with a view of showing clearly how the lay-out on such a site can fulfil those principles which the Committee have set for their standard.

(a) *Situation*.—The site of the proposed new city may be said to begin from the walls of the present city of Delhi and to extend from them in a southerly and south-westerly direction. On the eastern side the area will extend to the river Jumna. The old high bank of the river Jumna on which are situated the remains of the cities of Ferozshah and Indrapat and the buildings in the vicinity of Humayun's tomb is divided from the present channel of the river by a considerable expanse of low-lying land locally known as the *Bela*.

On the west the natural limit of the area is the ridge. The ridge opposite Paharganj commences as a rocky surface at an elevation of about 725 feet

above datum and rises to about 800 feet at the highest point of a cross section falling again to about 750 feet in a total width of 1,200 yards before the rock surface again disappears beneath the soil. The ridge continues at the same apparent width, but gradually rises in height to a maximum of 865 feet at a point opposite Safdar Jang's tomb. A line drawn from this point to Safdar Jang's tomb and prolonged to the river forms the present southern boundary of the land required for general building purposes, though the land extending southwards from this line is in every way suitable for building and will be available for expansion when required.

(b) *The size of the site.*—The total area described as the site has a width of about $4\frac{1}{2}$ miles at its broadest part at the proposed southern boundary, and narrows as it approaches the present town to a width of about $2\frac{1}{2}$ miles. The village of Malcha at the south-west corner of the site is $3\frac{1}{2}$ miles from the Ajmer Gate of Delhi city, while Nizamuddin's tomb at the south-east corner of the site is $3\frac{1}{4}$ miles from the Delhi Gate.

(c) *The older cities.*—Looking from the centre of the site towards the river there is Shahjehan's Delhi on the left, and following down the river frontage Ferozshah's Delhi, Indrapat and Humayun's tomb fill the outlook in front, while to the right front and right outside the site itself, Tughlakabad, Siri Jehanpanah, Kila Rai Prithora, Lal Kot and the Kutb complete the panorama. The isolated buildings known as Safdar Jang's tomb, the Lodi Mausoleums and the Observatory of Jey Singh are within the site itself; the only portion of the older cities which lies within the boundaries of the site is an area of about $1\frac{1}{2}$ square miles starting on the west near the Turkoman Gate of the present city, and extending southwards from the Delhi Gate to the ridge of the old high river bank. This area is unoccupied by buildings at present, but much of it is rough and uneven with the scattered remains of the stones and foundations of old settlements. This area will best be utilised partly for large institutions and buildings near the river frontage which require a considerable area of land around them, and partly by being planted and treated as a natural wild park.

(d) *The unoccupied area.*—All the rest of the site with this exception consists of good land, most of which is in continual use for agricultural purposes. The area has been mostly cleared of trees so as to allow of unrestricted tillage. It grows excellent crops; but where the villagers have allowed occasional trees to remain near a village site or mosque or in a walled garden, the excellence of the tree growth is an earnest for the success of the avenues and parks in the new city. In a few places near to the present city of Delhi the land has been spoilt by use of the underlying materials for brick burning; but it will not be difficult to bring these areas up to the level of the surrounding land before they are required for building purposes. The Committee have twice seen the area under a smiling expanse of crops and feel the greatest confidence in the good qualities of the soil for the purposes of gardens, parks and

arboriculture generally. This opinion is shared by an expert landscape gardener who inspected the site.

(e) *The general fall of the country.*—The natural fall of the country is at right angles to the base of the ridge and towards a shallow valley on the western boundary of the site; this valley falls in a southerly direction past the village of Kilokri and has its outlet into the river near Okhla. The Committee could wish for nothing better. The whole of the natural surface falls are very favourable for the disposal of sewage and storm water. From observations taken in September last, when a heavy fall of rain occurred amounting to eight inches in 12 hours, it appeared that the nullas or ravines connecting with the main valley were dry again within a period of eight hours from the time the rain ceased.

(f) *Variations in the plain.*—It must not be supposed, however, that beside the ridge the only feature is a plain with a gentle slope to the south-west. Within the proposed area there are a number of places where the land or rocky eminences rise considerably above the surrounding surfaces. At Ugar Sain's Baoli there is a small plateau rising to a height of 720 feet above datum. A rocky hillock at Raisina village, which is the approximate centre of the building area, rises to 750 feet or about 40 feet above the country immediately surrounding it. A long ridge of high ground varying in height up to 760 feet surrounds on three sides a lower area of land lying to the south-west of the village of Kushak. A number of projecting ridges also outcrop between the western boundary of this hollow and the village of Malcha, extending northwards at various altitudes generally above 70 feet towards the village and garden of Talkatora. There are a series of spurs from the main ridge itself. These variations make a pleasing break in the general level of the plain and offer great opportunities for advantageous town-planning and the placing of important buildings.

(g) *The main ridge.*—The main ridge starts from a portion of Delhi city which is already developed called Sadar Bazaar, and stretches in a south-westerly direction. The surface of the ridge consists largely of bare quartzite weather-worn rocks of a reddish colour rounded in contour, lying between vertical beds of considerable thickness. Many individual stones are of considerable bulk. Between the ridges of rock, and in pockets between stones, small patches of soil are to be found which support shrubs and bushes and throw up grass in the rainy season. At present the ridge is heavily grazed by numerous flocks of goats and sheep, and vegetation has little chance of successful existence. Here and there in the surface of the ridge, above Talkatora gardens and in other places, considerable areas of soil have accumulated in local depressions. A scheme has now been drawn up by an experienced forest officer for the afforestation of the ridge. This scheme provides for rough terracing to hold up soil and skilful treatment of the water-courses down which the surface waters from the ridge pass. Irrigation to start arboriculture is possible from the drinking

water-supply which will be delivered at a high level along the ridge. It is anticipated that the stoppage of browsing will in itself conduce to the rapid growth of much natural wild vegetation, while the skilled arboricultural operations of the afforestation scheme will result in a complete reboisement of these hills. The lay-out provides for the construction of ridge drives along the higher portions of the ridge which will be connected through to the existing roads on the north ridge by a thoroughfare constructed through the Sadar Bazaar. The air and views from the ridge drives will be magnificent. The panorama of the present city, the new city and the monuments and cities of the past stretching below to the river as seen from the rough eminence past a foreground of rocks and trees should be one difficult to match for charm.

(h) *Physical conditions in relation to health.*—The villages on the site have, as compared with those in other areas near Delhi, a good past history in the matter of health. Where there has been malaria, it has been due to a localised cause, such as the ponding up of storm water by artificial embankments for agricultural purposes or to local depressions which gave an opportunity for anopheline breeding. These local defects will disappear on the development of the site for the purposes of the new city. In other respects the site is excellent from the point of view of health. The subsoil water gives no cause for anxiety. The soil is a fine permeable loam. The slope for drainage of storm water or sewage is excellent. The site is sheltered from the cold north-west winds in the cold season. The part of the site which will be closely built over is at a distance from any flooded areas and is free from water logging.

(i) *The cantonment area.*—To the south-west of Malcha, but on the other side of the ridge, lies the tract which has commended itself to the military authorities as being the area most eminently adapted for the purposes of a cantonment in the vicinity of Delhi. This offers wide expanses suitable for manœuvres and is a healthy site open to the coolest winds in the warm season—a necessity for a station which will be occupied all the year. This area is most conveniently situated in regard to the proposed site for the new capital, as near Malcha the configuration of the ground makes it possible to provide without difficulty connecting roads with easy gradients between the two settlements.

(j) *Communications.*—The nature of the site is such that there is a possibility of the freest communication everywhere to the south for purposes for expansion. To the north there is no obstacle in communication with the Ajmer, Turkoman and Delhi Gates of the present city, which are the three important gates of Delhi in the south wall of the city. On the east communication is everywhere unrestricted. To the west there are good means of communication with the cantonment area to the south-west, and with the present city and civil lines to the north-west.

This amplification of the description of the site will, it is hoped, make it clear how far both time and nature have combined to secure on the south

site the realisation of many of the principles which the Committee had set to be their guiding influence in planning the new capital. Time has stored up for the new city those splendid monuments of ancient Empires and cities to convey the legacy of history and Imperial tradition. Nature has provided a varied scene of ridge and river, of plain and hill. Nature, too, has supplied that wide area for expansion, that facility of communication, and that excellence of soil and slope which give the potentiality for convenience and health. It now remains to set forth in what manner the Committee recommend that these gifts should be used in order to attain the consummation of the rest of their principles.

5.—DESCRIPTION OF THE LAY-OUT.

(i) *The central points.*—The central point of interest in the lay-out, which gives the motif of the whole, is Government House and the Council Chamber. This is the keystone of the rule over the Empire of India, this is the place of Government in its highest expression, this is the seat of the Governor-General in India and his Council. It has for this reason been placed in a commanding position on Raisina hill in the middle of the site as the centre of the life of the new city. So placed, it commands views of the new city on every side, and is viewed by all the inhabitants of that city. There is a wide outlook over its demesne-ridge, river and plain, the Delhi of today and the Delhi of the past.

(ii) *The general lay-out.*—The lay-out thus has for its centre the Viceregal Estate, with Government House and the Council Chamber on Raisina hill: the main floor level of this building may be at R. L. 745. The main avenue runs almost due east from *Government House* towards the north-west gate of Indrapat; while at an angle of 60 with the main avenue, the Juma Masjid can be seen from *Government House*. The ancient monuments of Safdar Jang's Makhbara, the Lodi tombs, and Humayun's Mausoleum will be stately objects in the Park area. They will not however produce an effect other than that which their builders intended, as they are not opened up by radial roads. On the main avenue are the Secretariats, and at right angles to the intersection through the Secretariat area lie the railway station and the cathedral at the northern and southern extremities respectively.

Round a "place" in front of the railway station are grouped the post office, the administrative and municipal offices, the shops and the hotels. In the area intersected by the avenue leading from the "place" to the commemorative column which forms the central point of the Park area will be the residences of the Ruling Chiefs and Indian nobility. To the west on the avenue leading to Government House will be the houses of the local administration. Further west still will be the residences of European clerks. Between Talkatora garden and Paharganj will be area proposed for allocation to Indian clerks and the

ultimate press establishment. Adjoining Viceregal Estate, and to the south of it, lies the ground destined for the residences of His Excellency the Commander-in-Chief, the Members of Council, the Secretaries, Under Secretaries and other officials of the Government of India.

South-west of the existing village of Kushak will be the club. The land to the south in this vicinity is particularly well adapted for a golf course, gymkhana and other recreation grounds. This club is conveniently situated in relation to the cantonment area.

The fire station with its tower will be built to balance the lofty observatory buildings by the Jantar Mantar in the position shown on the plan.

The avenues range in width from 300' to 60', with the exception of the main avenue east of the Secretariat buildings, where an increased width of 440' has been allowed. The widths of the avenues depend on the variety of trees selected. In all main avenues it is proposed to arrange for running water with fountains at intervals as features. The principal avenue in addition to the main avenue are those running on three axial points to Government House. One of these may be the approach road to the Council Chamber. The others are the system which starting from the railway station "place" enclose the Imperial centre.

The processional route will run from the Delhi Gate of the fort and the Delhi Gate of the city *via* the Lal Darwaza towards the north-west gate of Indrapat as far as the point marked H. F. L. 669.2, where it will turn south-westwards and run to the commemorative column.

Communications between the new city and the present city and Civil Station will be the way of the avenue towards the Juma Musjld. Inside the city they will bifurcate, one branch leading to the King Edward Memorial, while the other will lead north towards St. James' Church and the Kashmere Gate. Roads running up through the Sadar Bazaar connect the present Civil Station with the new railway station and the area running along the bottom of the ridge. Other communications appear on the plan.

In laying out avenues and compounds it is essential that the design of buildings and the actual lay-out of entrances to compounds should be determined before trees are planted, as the lines of trees and buildings are dependent on one another for effect.

A ridge drive as shown on the plan will be laid out and its treatment is suggested by the construction of an approach to the Baoil Bhattiara along the adjoining masonry embankment. Communication with cantonments will be established by a road from the military settlement joining the existing road from Delhi to Gurgaon near mile 5.

The lay-out of avenues and buildings has been designed to preserve all important ancient monuments and tombs.

A suggested site for a race course is shown south of the village of Babarpur Bazidpur. This position has the advantage that it is situated conveniently for the inhabitants of the old city as well as for those of the new city and the cantonments, being within an easy driving distance from all three settlements. Polo grounds for important tournaments can, if desired, be laid out inside the race course area.

Sufficient areas have been provided for parks in the following spaces :—

- (a) The Viceregal Estate.
- (b) The Park area west of Indrapat on the main avenue as far as the Secretariats.
- (c) The Lodi Tomb Park, the eastern portion of which may also contain the race course.
- (d) The Park between the new and the present city, roughly 1,000 yards in width.
- (e) The afforested ridge.

The lay-out has been designed within lines of deviation so as to give the greatest possible freedom. The lay-out shown on the plan in a light shade is for city on a 10-square mile basis. The possibility of siting the city on a reduced area with its centre at Raisina and without loss of effective treatment is shown by a darker shading of a portion of the lay-out on the south-west centre axis of the plan.

A lake, which can be obtained by river treatment, is shown on the plan. The lay-out has been made independent of this water effect, but the Committee think that its ultimate creation will enhance enormously the beauties and general amenities of the new capital, and it should, and would, become an integral portion of the design now submitted.

6.—RECOMMENDATIONS IN REGARD TO SPECIAL POINTS.

Having set forth the general idea underlying the plan of the town and given a general description of the lay-out, the Committee feel that, without any desire to tie the hands of those who are to build and develop the new city, there are certain points of important detail, chiefly connected with engineering problems, in connection with which they wish to make recommendations. Their remarks will fall under the heads of—

- I.—Water-supply and irrigation.
- II.—Storm water drainage.
- III.—Sewage system and refuse destruction.

IV.—Communications—

- (a) Railways.
- (b) Roads.
- (c) Diversion of traffic.
- (d) Tramways.

V.—Open spaces.

VI.—River treatment and water effects.

VII.—Arboriculture.

VIII.—Future development.

I.—Water-supply and Irrigation.

1. *Necessity for ample water-supply.*—A healthy and beautiful city in the vicinity of Delhi must depend very largely on the provision of an abundant water-supply for domestic, sanitary and irrigational purposes.

2. *Sources of supply.*—Several sources have been investigated and estimated for: these include—

- (a) The subsoil water.
- (b) The Jumna river (by gravitation).
- (c) The Jumna river locally (by pumping).
- (d) The Western Jumna Canal.

3. *Purposes for which water from different sources is suitable.*—Of these sources (a), (b) and (c) could provide water suitable, not only for irrigation, but also for a domestic water-supply, while (d) could provide water only for irrigation; the pollution of the canal water renders it unfit for drinking purposes, except by having recourse to filtration at a prohibitive cost. This question was gone into very fully at the time of the investigations preliminary to the installation of the present Delhi domestic water-supply in the seventies.

4. *Subsoil water sources.*—From the records of the subsoil water available, it is apparent that this source cannot be relied upon at present to provide water in sufficient quantities locally. Mr. Hayden, the head of the Geological Department of the Government of India, was consulted and held out no hope of any large quantity of water being obtainable from deep borings.

5. *Trial deep boring suggested.*—A trial deep boring is not, however, an expensive matter, bearing in mind the importance of this subject, and valuable information might be obtained by such an experiment.

Mr. Hayden has kindly promised, on completion of the surveys, to send down a geologist, who would give a final report on the possibilities of finding subsoil water in quantity. As the surveys have now been completed, this offer

might be accepted. Such a report would decide once and for all possibilities of getting water from the rock.

6. *Source of the Jumna river in its higher reaches.*—The Jumna river in its higher reaches has been investigated and a scheme prepared in outline for a lengthy pipe line capable of delivering sufficient water, both for domestic and irrigation purposes, by gravitation.

The Committee reluctantly came to the conclusion that the 'heavy initial cost of such a scheme and the maintenance of so lengthy a pipe line (considerably over 130 miles) must put this source of supply out of court, especially bearing in mind that a large proportion of the water is required, not for domestic, but for irrigation purposes.

7. *Western Jumna Canal source.*—The Delhi branch of the Western Jumna Canal, as at present operated for irrigation purposes in this neighbourhood, is of necessity closed for periods of from 10 to 20 days in each month, the water being during these periods utilised in other branches of the canal which do not supply the neighbourhood of Delhi. The main canal is also closed altogether occasionally for even longer periods, in order to carry out necessary repairs, or on account of a lack of demand on the part of the farmers. This source could not, therefore, be relied upon, unless a special channel giving a regular supply should prove possible and capable of economical construction.

In any case the level of supply would only provide for the flow irrigation of so much of the area as lies below the 705 contour, and it would still be necessary to pump all water required for land lying above this level.

8. *Source of the Jumna river locally.*—The best source of supply hitherto investigated is that from the river Jumna close above Delhi, and it is recommended that the domestic water-supply for the new city should be obtained from this source.

As the conditions, connected with the supply of domestic water, differ from those relating to water for irrigation purposes, it has been found necessary to recommend pumping stations at separate situations.

9. *Site for domestic water-supply pumping station recommended.*—For the purpose of domestic supply it is recommended that the pumping station and intake works should be at the northern end of the ridge above the village of *Wazirabad*. Upstream of this point for a number of miles there are no villages abutting directly on the river on either bank, and those existing in the neighbourhood of the river do not contain many inhabitants. Pollution from this source, therefore, need not be feared, if the population and their arrangements are subjected to inspection from time to time. It is understood that, should any fear of pollution arise, there would be no difficulty in arranging for the evacuation of such villages.

10. *Suggested alteration of outfalls of Barari plain and Najafgarh jhil drains.*—As at present arranged, the outfalls from the drainage of the Barari plain and the Najafgarh jhil drain might occasionally give cause for alarm, but these outfalls can quite easily be transferred to a point south of Wazirabad, where the line of a former mill race is still visible, passing under an old stone bridge near the mosque. This could be deepened and improved so as to provide a satisfactory outlet for these drains well down stream from the proposed intake; and in this way any reasonable cause for complaint would be avoided.

It may be argued that the position of the present intake is quite satisfactory, but the fact that it is placed below the outlet from the Najafgarh jhil drain which forms the natural outlet for portion of the storm water coming from populated districts outside the city, and also for a certain amount of sewage from the same areas, is in itself an argument for placing the new source of domestic water-supply in such a position as to be above suspicion. It should not be forgotten also that the present suburb of Sabzi Mandi and the proposed extensions of the existing city will drain into the Najafgarh jhil cut. It is also quite possible that the land around the present intake of the waterworks may be utilised for building purposes.

11. *Position of reservoir.*—From the pumping station it is proposed to deliver the water, after settlement and filtration, to a reservoir on the ridge at the point marked 865 feet above Talkatora garden; the rising main will be utilised also for purposes of distribution, so that the reservoir may be used both for storage and for balancing purposes.

It is possible that a saving of permanent pumping head might be effected by siting the reservoir at some height lower than 865 feet, and the minimum height which will ensure efficient command should be investigated. In investigating this problem, it should be borne in mind that the reservoir should be capable of delivering water all over the old city, as well as the new, so as to allow of a combined supply for both in the future from one system. This is a possibility which, for grounds of efficiency and economy, should not be overlooked.

12. *Pumps recommended for use for domestic water-supply.*—Centrifugal pumps should be used for the low lift from the river, and pumps driven by engines of the direct triple expansion type for the high lift to the reservoir.

13. *Site of pumping station for irrigation water-supply.*—With regard to the supply of water for irrigation purposes, probably the best point for the establishment of the pumping station will be in the neighbourhood of, and somewhat to the south of, Indrapat; but this matter is somewhat affected by the question as to whether a water effect is to be provided, as in that event a pumping station on the edge of the lake would not be likely to fit in with architectural schemes.

14. *Alternative site of pumping station near Ugar Sain's Baoli.*—A better site from this point of view would be the Baoli of Ugar Sain, to which a conduit from the river could be led. This arrangement would prove economical in rising main and pumping head.

15. *Some advantages gained by damming the river.*—It may here be noted that the creation of a water effect by damming the river would mean a saving in static head of pumping, and would also render it easier in practice to ensure a permanent flow in any such conduit as that above mentioned, or in any locality close to a riverside pumping station. The water, being pounded up, would display no tendency to wander away from the intake, which might easily happen in the case of the river bed, as at present existing. Without some form of river treatment, considerable labour and supervision would be necessary to ensure a continuous supply.

16. *Position of reservoirs.*—From the pumping station it is proposed to deliver the water through rising mains at a self-cleansing velocity to two reservoirs situated at a level of 750 on the base of the ridge near the villages of Malcha and Kalali-ka-Bagh respectively. The reservoirs in the case of the irrigation water need not be covered.

17. *Pumps.*—Pumps driven by engines of the direct acting triple expansion type are recommended for the irrigation water-supply.

18. *Distribution.*—Common methods of irrigation in India are by open earthen channels; but in this case the Committee are strongly of opinion that the distribution must in all cases be effected through cast-iron pipes. Owing to the varying levels of the ground and the necessity for good finish and appearance in the streets and avenues, and for reasons of public health and economy of pumped water, the use of open water-carriers for the purposes of distribution must be avoided.

19. *Rising mains to form portion of distributing system.*—The rising mains should in each case form a portion of the distributing system, so that the greatest economy, both in the cost of pipes and pumping, may be attained.

20. *Scouring to be allowed for.*—Owing to the amount of fine silt which will at times be delivered, provision will have to be made in all pipes and reservoirs for the scouring out of deposits.

21. *Necessity for high rate of supply in distribution over small areas.*—In the design of the distribution pipes, it must be borne in mind that, where the share of a consumer is not large, it is essential to give him a high rate of supply for a short time, rather than a low rate of supply for 12 or 24 hours, as otherwise the water will not run sufficiently rapidly over the gardens and inefficient irrigation will result.

22. *Compensating water from the river from the Ganges Canal.*—It is clear from records that the available supply in the river Jumna is liable to fall to

a very low figure. The possibility of having to increase this supply should therefore be considered. At present when the minimum seasonal supply in the river Jumna falls below a certain standard at Okhla, the Agra Canal gets compensating water from the Ganges Canal by the Jani escape and the Hindan river cut. It is possible to carry this water direct from the Jani escape into the Jumna river. Compensating water could be provided by this method without detriment to the Agra Canal. The cost would be about £75,000.

II.—STORM WATER DRAINAGE.

1. *Facilities afforded by the configuration of the site.*—The area selected as the site for the new city is at the present time well provided with surface water drainage in the form of *nullas* or valleys which take the surplus water from the ridge and the land surrounding their course and lead it down towards the main drainage valley of the district, which has an outfall into the river near Kilokri.

It is proposed to make use of these valleys for the purpose of storm water courses as far as possible; but in most cases it will be found necessary to regularise their direction, so that they may work into the best advantage with the lay-out of the streets in their vicinity.

2. *Run-off to be provided for.*—Their sections will be designed to take a rainfall equal to 1 inch per hour from the ridge and the finished surfaces of carriage ways, and an average of $\frac{1}{2}$ an inch from other areas, such as compounds, open spaces, &c. Should the ridge be terraced to keep back the water for tree growing, the run-off in that case also may be reduced from 1" to $\frac{1}{2}$ ".

3. *Grading proposed.*—With the object of reducing velocity to an average of 5 feet per second, notched weirs will be provided at suitable situations, and in this way the cost of stone pitching may be avoided except in the neighbourhood of closely built areas.

4. *The storm water outfall to, &c., at Kilokri.*—Whilst it is recommended that the sewer outfall should be taken eastwards to the river below Indrapat, the storm water outfall should follow the existing natural *nulla* which enters the river under the Bara Pula Bridge near Kilokri. This *nulla* ultimately must be brought to a regular section and straightened where necessary.

III.—SEWAGE SYSTEM AND REFUSE DESTRUCTION.

1. *Facilities for economical water-borne sewage disposal presented by the site.*—The natural surface gradients of the area proposed as the site of the new city are well arranged for the construction of a sewage system. It is proposed that the main branch sewers shall be laid in those streets which most nearly follow the valley lines, where they travel eastwards from the base of the ridge, and ultimately join the main sewer which will be laid parallel to the outfall

drainage valley leading from the neighbourhood of the old city southwards to a point opposite to Indrapat, where it will travel eastwards in the direction of the proposed irrigation farm area on the *Bela*, south of Indrapat. Ample land of a suitable character for sewage disposal can be obtained, to which both the sewage from the new city area and also that from the old city can be delivered without pumping.

2. *Expense of pumping on to land above flood line not justifiable.*—It will be seen that the proposed sewage disposal area lies below the recorded high flood mark of the river at this point; but as it is only flooded on rare occasions, when most of the low-lying land in the neighbourhood is also under water, this does not in itself warrant the additional expenditure which would be incurred in providing the pumping plant necessary for raising the sewage to land beyond the reach of exceptional floods.

3. *Rate per acre of sewage.*—The area of land required for sewage disposal purposes on this finely divided soil should be based on an average of 5,000 gallons of sewage per day per acre.

4. *Automatic flushing.*—At the upper end of each branch sewer it will be necessary to provide automatic flushing chambers.

5. *Ventilation of sewers.*—The ventilation of the sewers will best be provided for by surface ventilator gratings in manhole covers, as most of the roads will be wide, and the areas not closely built upon.

When property is closely built over, or any manhole gives special cause for complaint, it will be possible to find a site where a ventilator can be erected. Where they must be used, they should be made as inconspicuous as possible.

6. *Drains as well as sewers should be maintained by the public authority.*—The question of maintenance of drains and sewers is one which gives rise to many disputes, sewers being usually maintainable by the public authority, whilst drains are maintainable at the cost of the owner directly. As, however, it is very desirable that everything in connection with old and new Delhi should be maintained in the most efficient manner, it is recommended that all drains and sewers within the new city, without exception, should be maintained at the cost of the public body. Their initial construction of course should be arranged for in accordance with regulations drafted so as to provide for this being carried out in the best possible manner.

7. *The separate system alone should be used.*—The whole of the sewage, without exception, should be water-borne and the drainage from houses, buildings and compounds generally should be arranged on the separate system.

The roof water from the buildings, as well as all bath and other soiled water, should be taken into the house drains to assist in flushing the sewers.

8. *House drains*.—The house drains will generally be laid to a gradient of 1 in 60, which even in large compounds enables an outfall to be given without requiring an undue depth of sewer. Disconnecting traps provided with fresh air inlets on the house side of the trap should in every case be fixed, and ventilator pipes must be provided at the upper end of each drain and carried to a safe distance above the eaves well clear of all openings communicating with the interior of the house.

9. *Periodical flushing of house drains*.—The regular flushing of all house drains is a matter which should receive special attention.

In Liverpool all house drain connections throughout the city are flushed four times per annum free of charge, and it is found that great benefit is derived from the systematic cleansing of all private drains in this way. It is also possible for any householder to have the whole of his house drain connections flushed at any time apart from the periodic flushing on payment of a small fee sufficient to cover the actual cost of such works.

10. *Refuse destruction*.—It may be suggested that a refuse destructor should be erected for disposing of the refuse of the new city. The refuse however from such an area will be found somewhat difficult to dispose of by burning; as owing to the small proportion of combustible material and the large proportion of vegetable and other damp matter, it will be difficult in working the destructor to maintain a high temperature in the cells. This will lead to complaints. It is better on the whole to dispose of refuse in new Delhi by removing it to the country in quick moving vehicles, and using it there for agricultural purposes.

IV.—COMMUNICATIONS.

(a) RAILWAYS.

1. *The Great Indian Peninsula Railway*.—It will be seen from the plan that the arrangements of the lay-out of the southern site are such that the central portion of the site can be developed fully without interfering with the existing Great Indian Peninsula Railway. This line of railway will considerably benefit during the construction of the new city by the increased traffic due to the conveyance of the materials required. It may be necessary to provide a few additional level crossings on the lines of the main avenues; but these will not be of an important or expensive character, as it is understood that this line will ultimately be diverted and will then enter Delhi by way of the suburb of Serai Rohilla Khan.

2. *The Railway terminus.*—It is proposed on the plan to provide a site for an important terminal station outside the Ajmer Gate, adjoining the avenue leading to the centre of the new city. This will be at a point where a number of important avenues converge in the centre of a large place around which it is proposed to construct the principal shops, hotels and other important business centres.

3. *Need to foresee railway development and to provide land and cross communications.*—Wherever the new station is placed, very considerable modifications of the railway line will become necessary. In the opinion of the Committee the opportunity should not be missed of dealing with the area lying between the city walls and the suburbs of Sadar Bazaar and Paharganj in a comprehensive manner which will guarantee to the railway the land necessary for much improved accommodation in this neighbourhood. This will in the future be a very important area from both the railway and the municipal point of view, and advantage should be taken of the changes to obtain much more efficient means of communication by road to and from the city across the line to those districts in which the natural expansion of the old city is most likely to take place, *i. e.*, to the west and south of the Sadar Bazaar. Two main roads not less in width than 100 feet should also be provided between the Civil Lines and the site of the new city, one adjoining the city walls connecting at its north end with the Rajpur Road, and the other on the western side of the railway between the Mithai Bridge and the Paharganj suburb.

4. *Station accommodation of good class required.*—Besides its convenient proximity to the new city, the terminal station will be very centrally situated for a large proportion of the inhabitants of the present city and its extensions. An imposing building adequately equipped in such a place will do much to assist in the development and finish of this centre. For it must be remembered that anyhow, wherever the new city may be placed, a new and important station will be necessary, and in any case a considerable expenditure will have to be incurred in bringing the railway accommodation of Delhi up to date. The traffic to and from the new city with its considerable permanent population, as well as the permanent population of the cantonment are factors which will no doubt enable the railway authorities to justify the provision of first class accommodation for these centres as a necessary railway expenditure. It is incumbent on railway management more than on any other body perhaps to remember that a new capital is being created at Delhi. The terminal station will be the focal point of both the old city and the new.

5. *Small savings to the railway administration should not be effected at the cost of inconvenience to civic institutions.*—There is one point on which the Committee would like to lay stress. Considerable care must be exercised by

those, who have the ultimate power of control, that the railways in the process of providing good accommodation are not allowed to interfere unduly with the equally important means of access and through communication by road between the different parts of the city and its suburbs.

Railways do seriously sever such communication unless kept low enough to prevent the necessity for unsightly bridges, which, with their sloping approaches, are often exceedingly expensive to construct and require very careful design. It is often found that savings, which are comparatively small to the railway company, involve very costly street improvements when the time comes to deal with through roads and means of communications.

(b) ROADS.

1. *General requirements.*—The proper proportion and arrangement of road surfaces to meet the particular requirements of any district is always difficult. In new roads where the amount of traffic is not likely to be large, economy and appearance are both likely to be served by keeping down the width of wearing surface to a minimum, and by seeing that levels are accurately worked to, and that the quality of the materials and finish of the workmanship, particularly in the lines of curbs, are equal to the best British standard.

2. *Carriage way surfaces.*—The carriage way surface should in every case in this new city be finished in an impervious material of the cheaper asphaltic character, now much used in England on roads of the best class. These materials consist principally of local macadam, or other broken stone, bound together by an asphaltic mixture which fills the interstices in the finished road, and leaves the surface impervious to water. The Committee strongly recommend that experiments be made with some selected specifications, notes of which have been given to the Chief Engineer, with the object of ascertaining by practical experience the most suitable mixtures for the locality.

When new roads are being constructed with water-proof surfaces, it will generally be found advisable not to finish the asphaltic surface until the road foundations and filling has had time for consolidation under traffic. Repairs and patches due to sinkages or other causes are much more noticeable in water-proof surfaces.

The use of kunkar or water-bound macadam, though undoubtedly the cheapest road surface material locally obtainable, cannot be recommended for use in the new city, because of the necessity for frequent repairs and the cost of watering. Watering will in the case of kankar be absolutely necessary if the serious dust nuisance, so prevalent in this country, is to be obviated.

3. *Dust nuisance.*—Steps should be taken in connection with all roads and other open space surfaces to trap and retain dust as much as possible, and it is thought that this object might be assisted by the lowering of the grass margin adjoining roadways and footways a little below the adjoining surfaces. If these grass areas could also be so levelled and arranged as to permit of their being occasionally covered by water completely, when being irrigated, the dust might be trapped permanently and added to the soil. It is also to be remarked that, with wide grass strips and lines of well-irrigated trees, the amount of heat radiated from the road surfaces can be much reduced.

4. *Surface drainage.*—Many roadways are completely spoiled in appearance by the irregularity and unkempt condition of the *nullas* or surface water drains usually provided along the sides of the roads. In the new capital all deep open surface water drains should be avoided. In England it is customary to provide underground pipes for the removal of water from road surfaces. Where open side drains cannot be arranged outside the limit of the road, this course should be adopted, an outfall being given to the nearest surface water *nulla*.

5. *Tar spraying and tar macadam.*—Tar spraying the surface of roads already constructed in ordinary water-bound macadam is largely used in England at the present time as a means of improving the surface and reducing the dust nuisance, and gives satisfactory results. This can therefore be strongly recommended as a palliative in such cases. It is however expensive, and in India would probably cost two pence per square yard for each dressing. In many roads it is necessary to treat the surfaces once every year : where this is the case, it becomes cheaper, especially where new work has to be laid, to utilise bituminous materials in construction, as in this way better surfaces are obtained.

6. *Grading of roads.*—With regard to the grading of the most important avenues and roads, it will be necessary in the interest of appearance to disregard the smaller irregularities of the existing ground, and to carry them through between important points and intersections in easy lines and gradients. Wherever possible, it is desirable that convex surfaces in longitudinal section should be avoided ; but where owing to the nature of the ground such points cannot be avoided, the change of level should be marked by a change of direction in the road, or by the placing of a building or other feature on the summit.

7. *Cross-sections.*—The cross fall in roads having an asphaltic macadam surface should not exceed 1 in 48.

The attached plate illustrates the suggested cross-sections for a broad parkway and three typical avenues. In the case of the parkway and the 300

feet wide avenues, it is proposed to have an ornamental strip of water running through the broad grass plots. The level of the water in these channels will be below that of the roadways, the foot walks and the grass plots, so that they can be used for carrying off the surface water. The curbs at the edge of the water channels will be flush with the grass on either side; the result will be that, should the channel overflow, the grass plots will themselves help to carry off the surface water.

It is understood that grass will not grow satisfactorily under well-grown trees, but as the trees will not be of a sufficient size to interfere with the growth of grass until they are about 15 years old, it is proposed to grow grass, in the first instance, under the young trees, and as soon as the trees interfere with growth of grass, the strips of grass affected can be replaced by gravel or other suitable material.

8. *Lighting*.—The most satisfactory method of lighting the roads will be by lights suspended across the roadways between columns; which should be concealed as much as possible by being erected out of the way in the lines of trees.

(c) DIVERSION OF TRAFFIC.

There are three existing main roads through the site:—

- (a) The road from Delhi to Gurgaon *viâ* Malcha.
- (b) The road from Delhi to the Kutb *viâ* Safdar Jang.
- (c) The road from Delhi to Muttra.

With regard to the interference with the traffic on these three roads, the Committee consider that the Gurgaon road can be diverted without inconvenience so as to follow a line lying parallel to, and near the base of, the ridge. This alignment will lead the traffic almost direct to the neighbourhood of Paharganj, through which it has hitherto passed.

The traffic coming from the Kutb in the direction of Safar Jang towards Delhi can be diverted near Safdar Jang in two directions. The first alternative will transfer it by a diversion running south of Aragpur Bagh Mochi and joining the same route which was proposed for the diversion of the Gurgaon road. The other route will be a diagonal connection with the Muttra road. The traffic along the Muttra road may be allowed to continue along towards the Delhi Gate.

(d) TRAMWAYS.

The Committee have not suggested any tramway routes through the new city, as they are of opinion that the conditions of traffic would not be likely to give a satisfactory return. It has to be borne in mind that in the summer

months the resident population will be small, and that in any case many of the residents will utilise their own means of convenience.

Should a necessity for public means of convenience arise, it will probably best be met by the provision of a motor omnibus service, as in this way capital expenditure on tramway lines would be avoided, and there would be no difficulty in laying up the omnibuses at those seasons when the traffic did not warrant their operations. If however a demand for tramways arises in the future, the roads are of ample width to accommodate them.

V.—OPEN SPACES.

When dealing with the detailed lay-out of the area intended to be devoted to minor officials, &c., care should be taken to see that ample air space and playing grounds for children is provided in the vicinity of these residences. It is now customary elsewhere in well-laid out neighbourhoods, where the houses are small in character, to provide areas of at least as much as one acre for every ten acres of grass land developed, and open spaces of this character should invariably be provided in the vicinity. The same rule might well be applied to other areas; and everywhere open spaces in this proportion would be found useful both for ornamental purposes and for extension in future.

VI.—RIVER TREATMENT AND WATER EFFECTS.

The scheme of river improvement and water treatment shown on the plan is intended to provide for an improved and healthier river frontage from Wazirabad to a point below Indrapat under this scheme.

The river below the railway bridge would be trained towards the city walls by means of groynes on the east side until the channel becomes parallel to the walls, and remains at a distance of about 300 yards from them.

The *Bela* would be raised to a level above the permanent lake level, and given a fall for the drainage of the surface towards the river.

The east side of the river where the land is low could be raised by the deposits from flood waters, and the edge could be embanked above high flood level and planted with trees.

As excavated material will be required in considerable quantities for raising the *Bela* and for filling and levelling areas within the new city site, an ornamental bay could be formed clear of the main channel of the river opposite to the end of the main avenue by excavation. This would be so arranged that the water of the river could be excluded at those times when it is heavily charged with silt:

The level of the water would be maintained by means of stoney or other sluices below Indrapat in the line of the permanent channel, and the free passage of silt-laden storm waters, as well as the removal of the silt deposited in the permanent channel during periods of small flow, would thus be provided for.

Investigations show that a maximum level of R. L. 672 for water, whilst not sufficiently high to affect prejudicially the low-lying land on the west bank above Wazirabad, would reduce the total quantity of excavation over the shallow area required for the formation of the bay near Indrapat. If in working up the scheme the cost permits, the water surface may be reduced to a minimum of R. L. 666; if this prove possible, it will remove any subsoil water difficulties that may be urged against the scheme.

From the information available it appears likely that the present flow in the Jumna will meet the requirements of evaporation and percolation except during periods of exceptional low flow, such as occurred during the month of June last year. On such occasions the water stored above the weir should be a very useful supplement to the Agra Canal supply, while the draining of the lake, should such a course become necessary, during the hottest portion of the year, would not be unhealthy.

The improvement of the public health of the existing city of Delhi requires that the Bela should be raised and the river bed improved and made more permanent. Expenditure on these works, if carried out as part of a larger scheme of general sanitary regeneration, would help towards completion of this scheme also.

The total cost of this scheme, including river training, excavation and deposit of material, provision of stoney sluices, formation of roads and planting, it is considered, should not exceed £250,000.

The Committee are of opinion that the carrying out of the scheme outlined would be a great addition to the attraction of the new capital, and they have, therefore, thought it well to include it in their plan as an important step towards the complete eventual development and embellishment of Delhi.

VII.—ARBORICULTURE.

The Committee have already drawn attention to the time for planting trees, and the importance of determining the design of buildings, and the actual entrances to compounds before lines of trees are planted, as the lines of trees and buildings are dependent on one another for effect. Another important point is the kind of trees to be used for avenues. As has been remarked before, the size of the special trees selected for the avenues vary with the width of

avenues in which they are to stand. For the purpose of getting the right effect from the design of an avenue both the size and shape of trees are of importance; and with this end in view, the Committee have picked out 13 kinds of avenue trees out of a very large number, which will grow in Delhi, and arrangements are being made to grow them in readiness to plant out on the avenues. A deviation from the kind of tree selected to suit each avenue means a loss of a large general effect. The Committee would therefore point out that the matter is one of considerable importance.

In all countries there is a tendency to increase the number of trees and gardens in towns, and in Delhi, where trees give rest to the eye and assist in dissipating heat radiation and are quick in growth with irrigation, the afforestation of Parks and compounds is likely to proceed apace. This must, however, advance on judicious lines and thought must be exercised to preserve lines of view, and not to conceal intended architectural effects. The general tree effects in new Delhi, it may be safely anticipated, will be very fine; the danger is that they may be obtained to the elimination of nearly all other effects.

VIII.—DEVELOPEMENT AND CONTROL.

The Committee have alluded to the case of Paharganj in paragraph 1 of their report. Before concluding their report, they would like again to draw attention to the advice offered in paragraph 10 of their former report on the choice of a site for the new Imperial capital. On that occasion certain recommendations were made for the acquisition of some lands for the extension of the present city of Delhi and the civil station, and for the control of other lands lying outside the limits both of the site of the new city and of these areas. In the former case the need is economic, civic and sanitary. Extensions there must be; and well-planned expansions fitting in with the scheme of communications which the Committee have delineated on their plan for the future complete development of the capital can be obtained at a trifling expenditure on land acquisition now. The environs of Delhi can by such action be made a success. Left to themselves, past experience would show that their regeneration and conversion into a sanitary and convenient suburb will at no distant date have become a crying need and one which it will be most expensive to effect.

In regard to control, the limits of the land now being acquired for the new city end near Safdar Jang's mausoleum. If the land beyond this remains uncontrolled, it requires no great feat of imagination to predict that 50 years hence the expansion of the new capital in that direction may have become outflanked by the presence of numerous insanitary, but expensive, suburbs of the Paharganj type. The situation on the edge of the new cantonments and at the base of the new city is one where such a development might reasonably be expected to take place as a most ordinary expression of evolution.

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REPORT ON THE NORTH SITE BY THE DELHI TOWN-PLANNING COMMITTEE.

1. *The previous consideration of the north site by the Committee.*—The chief considerations, which the Committee had in view in choosing a site for the new capital, are set forth in paragraph 2 of their report of the 13th of June 1912 on the choice of a site for the new Imperial Capital at Delhi. The new city was to be located in an area in close physical and general association with the present city of Delhi and the Delhis of the past. The Committee understood that it was to be a capital in the true sense of the word, and that its development was to be a fulfilment of the Royal decision regarding the transfer of the seat of the Government of India from Calcutta to the ancient capital of India. The Committee was informed that it was possible that the residence of the Government of India in the future at Delhi might extend to seven months of the year. The Government of India had placed their requirements, after due enquiry, at 10 square miles for the new city and 15 square miles for the cantonment. It was therefore essential to choose a large site near Delhi with ample room for expansion. It was above all necessary to choose a healthy site on which sanitary needs could be safeguarded at a moderate cost. In a seven months' residence at Delhi the fact that one month of the autumn in certain localities is malarious and one month of the spring is hot have to be faced and met. The north site, often called the Durbar area, was carefully weighed in the balance by the test of these governing conditions by the Committee last summer and found wanting. The conclusions of the Committee in regard to it, which are summed up in paragraph 7 of their report, were to the effect that a healthy capital city to be laid out on a large scale and to be occupied for seven months of the year was impossible save at vast expense in this area.

2. *Revival of interest in the north site: its advantages.*—Shortly after the arrival of the Committee in India again at the close of 1912, public attention was directed to the north site. On the 12th of December 1912, Sir Bradford Leslie, an engineer with a distinguished Indian career, read a paper before the Indian section of the Royal Society of Arts in London, in which he set forth plans for building the new capital of the northern site and producing a fine water effect by a treatment of the river Jumna. This paper aroused considerable attention in England; and its publication synchronised with a number of letters and articles in the press in this country expressing a preference for the northern site. The latter voiced a natural attraction to the north site, which the Committee themselves experienced on their first visit to Delhi, and enunciated some prodeliction which the Committee had at one time felt and later abandoned. These sentiments championed the northern site from the point of view of its more obvious advantages. It has its memorable

association with heroic deeds and great names ; it is the scene of the Durbars. It is the place where Their Imperial Majesties laid the Commemorative Stones. It is the place where such English population as Delhi has at present now reside. It has some bungalows, gardens and trees. It is near some temporary amenities such as the polo grounds, the shops at the Kashmere Gate, and the Chnadni Chowk, which the residents are in the habit of using. It shelters in reasonable comfort the existing population augmented by additions for the camp offices of the Government of India. Why should it not contain all the population which was to move here ? These views were expressed with abundant force, honesty and enthusiasm, and undoubtedly have their roots in fact. Few of the writers however moved beyond the more obvious limits of the association of sentiment and custom into the real problems of the situation. No thought was taken of the area which had to be provided, or of the total number of the population which must eventually reside on the site if this was to be the permanent capital and the seat of Government for seven months in the year. Full weight was not given to the undoubted ideal that the new capital was to carry on in British hands the tradition of Imperial Delhi and set a standard of beauty, comfort and health for India. The sanitary and engineering difficulties of the site and the question of cost found no place in these schemes. Above all to many this was the only site, with which they had personal acquaintance, and the south site was dismissed from their horizon without a consideration of its merits as an unknown land.

3. *Reason for reconsideration of the north site.*—The public pronouncement of a distinguished engineer and the expression of a considerable volume of public feeling in favour of the north site demanded an enquiry as to whether any modifications of the original conditions would render it possible to use the north site. At the desire of His Excellency the Viceroy, the Committee set themselves to consider whether any possible alteration of the data would make it feasible to place the new capital on the north site.

4. *The possibility of reducing the area required for the new city.*—The original estimate of an area of 10 square miles was arrived at in the following manner. Lists were supplied by the Government of India of the number of officers, clerks and menials, who would be located in the new capital. Units of area were approved by the same body for the space for residences for these items. The decision of the Government was communicated as to the allowance to be made for Government House, the Secretariats, residences for the Ruling Chiefs, Indian nobility, gentry and plutocracy, commercial and educational requirements, administrative and municipal buildings. The total of these areas, after allowance had been made for parks, expansion area and roads, came to 10 square miles. The problem now before the Committee was the reduction of the total area required as the site for the new city from 10 square

miles to a figure which should not exceed the total area of good land which can be made available for building purposes on the northern site.

It was not of course possible for the Committee, in the short space of time available for the consideration of the question, to make a reference to the Government of India in regard to possible reduction of areas. All the departments were involved and the previous figure had only been arrived at by the Government of India after lengthy consideration and discussion. It was not possible for the Committee to alter in any way the numbers of officers, registrars, clerks and peons, in regard to whom the Government of India had come to a definite decision that they would be posted at Delhi. It was considered unlikely by the Committee that, if Delhi was indeed to be the capital and seat of Government, any reductions, which might be made, would take the form of cutting down the numbers of officials and officers who would have their headquarters at Delhi. It was accordingly to the question of the area that the Committee turned their attention. The area fixed by the Orders in Council, dated 21st June 1912, which was communicated to the Committee, were compounds varying in size from six acres for a Member of Council to 3 acres for an Under Secretary. After consultation with various officers, the Committee tentatively cut down the size of these compounds to a standard varying from 3 acres for a Member of Council to 2.5 acres for an Under Secretary. Another important change was made in the method of computation. In the first instance, it was assumed that an official residence would be provided for every official. In working out a reduced scale of area however the Committee assumed that $\frac{1}{3}$ of the officials of the Secretary class would live in hotels or flats and that $\frac{1}{2}$ of the Deputy Secretary and Under Secretary class would be similarly accommodated and would not require residences. Other reductions in other areas were also effected. The best method of showing the difference is to tabulate the list of requirements, which the Committee originally intended to work into their lay-out for 10 square miles—that is the list of areas originally approved by the Government of India—and to show for comparison the areas which were arrived at by the Committee as possibly suitable for a reduced lay-out. This is done in Appendix A.

It is to be noted that the total of the area of the former list, after allowing 25 per cent. addition for roads, comes to 6,677 acres, or rather more than 10 square miles. The total of the latter list, after allowing the necessary addition for roads, comes to 3,112 acres, or almost 5 square miles. The former lay-out has an inherent provision for expansion, as a large park space of 500 acres is provided and the large number of compounds admits of addition of other buildings as the town develops. The latter lay-out however has only 175 acres of park space and with the reduced number of compounds provides no inherent space for expansion. It was also necessary to assume in the latter that certain items of the former

list, such as the residence of Indian nobility and gentry, the university and colleges, museum, oriental research institute, and theatre and concert rooms, would have to be provided for in old Delhi outside the lay-out itself. The efforts of the Committee to secure a minimum lay-out point to the conclusion that an area of about five square miles is required and that this will provide no area for extension.

An attempt was made to exercise a counter-check over this figure by computing population in detail. The method pursued was to take each item in the former list and assume that a certain proportion of these would be married, a certain proportion of these would have children; the numbers of servants to each officer or clerk, the population of the native bazaar, &c., was computed. The maximum figure reached was 57,000 and the minimum about 30,000. In the opinion of the Committee, though a maximum population must be assumed in this way for working out estimates of water-supply, &c., owing to the speculative factor of the number to be added on for the families of officers, clerks, peons and servants, a population basis is an insecure one from which to work back to areas. There is a presumption that, as far as Indians are concerned, as Simla offers little attraction to them owing to lack of accommodation and climate to keep their families with them during their hill sojourn, the number of Indian families at Delhi will be considerable. In the opinion of the Committee, if the speculative maximum of 57,000 souls was ever attained, a minimum area of six square miles would, in the interests of sanitation, be required for their accommodation.

For working purposes however, the Committee will adhere to five square miles as the figure for a restricted lay-out.

5. *The area available for the new city on the north site.*—On looking into the matter again from this new point of view, it is found that the total area of land lying to the east of the Grand Trunk Road, not at present developed, excluding the southern portion of the ridge, the parks, cemeteries, civil lines and open land outside the city walls, amounts to four square miles; and, that if the area of the civil lines, together with the *Bela* north of the railway bridge be added, a total area of five and a quarter square miles can be obtained for the site of the new city which has been shown on the accompanying plan of the district.

(a) *Area subject to flood.*—The area subject to flood is shown on the plan; it lies to the west and north-west of the ridge. The low-lying land between the flooded level at 680' and the contour line of 685' is shown in yellow, the land actually flooded between 680' and 675' is shown in light blue, while the land which is flooded to a greater depth than 5 feet lying below 675' is shown by a darker shade of blue.

(b) *Area irrigated by the Western Jumna Canal.*—Adjoining the lands liable to flood and extending to their west lies the land irrigated by the

Western Jumna Canal. Much of this land is heavily water-logged on account of the present unsatisfactory methods of irrigation by means of open earth channels and the existing lavish supply furnished by the canal. It will be noticed that even on the *bangar* or high land, many feet above the level of flood water, there is a permanent pond surrounded by marshes near the village of Wazirpur. Much of the soil is stiff clay; and even if the water-logging was cured, it is not the sort of land, if other was available, on which it is advisable to build.

(c) *The Civil Lines*.—The area in between the ridge and the river known as Civil Lines is intersected by eight main ravines or *nullas* which run in an irregular course from the foot of the ridge in the direction of the river. The northern end of the ridge itself is scarred with quarries from which metal for the construction of the Civil Line roads and Durbar works and Temporary Delhi works have from time to time been taken. The soil at the base of the ridge is poor and rock is near the surface. Considerable treatment would be required to render this strip of sub-colline land suitable for trees and gardens. Therefore the undeveloped land lying between the ridge and the river, as well as the northern end of the ridge itself, could only be utilised for detached buildings unless a considerable expenditure is incurred in the filling up and levelling of the *nullas* and other rough portions of the site.

(d) *The Bela*.—This area lies on the foreshore of the river in between Metcalfe House and the railway bridge. If a city is to be established on the north side at all, it is necessary, for purposes of sanitation and prevention of malaria, and in order to secure building land and æsthetic effect, to treat the *Bela* and adopt some form of river training. It is therefore intended to utilise this area to the fullest advantage. In order to do this, heavy expenditure must be incurred in raising the *Bela* between Metcalfe House and the railway bridge and in the formation of a river training wall and embankment along the whole frontage of the river from Wazirabad to the railway bridge, a distance of about 4 miles. The *Bela* must be raised to at least five feet above high flood level if it is to be fit for building purposes. It is to be remembered that the process of raising will take a number of years, and therefore this area will not be available for building on till long after the rest of the city is complete.

6. *Special points in connection with the north site*: (a) *Cost and result of the purchase of Civil Lines*.—The purchase of the Civil Lines, comprising an area of about 500 acres, has now been estimated to cost not less than £383,000; and, as its rearrangement to suit the new conditions would involve the destruction of a large number of buildings, which are at the present time in occupation, great inconvenience would necessarily be caused to the permanent residents in this portion of Delhi, as well as the members of the Government of India and their staffs. In fact, it is probable that, during a portion of the time

while the new city was building, the present cold weather settlement of the Government of India, known as temporary Delhi, would have to be deserted, while the commercial community and the local administration would have to prosecute their vocations in the midst of intolerable noise and dust and a large accumulation of labour and materials. During this period communications would be most difficult. For although several miles of roads have in the past been constructed in the Civil Lines and large amounts of money expended, there has been no preconceived scheme of lay-out and in any reconstruction of this area these roads could only be utilised to a limited extent, as in many cases the gradients are steep and the directions irregular. Almost everywhere widths are insufficient and allow no provision for pavements of adequate size or efficient arrangements for drainage. It is to be feared that many of the trees and temporary amenities, which are the present attraction of the northern site, would have to disappear in the process of reconstruction.

(b) *Difficulties about the treatment of areas west of the ridge:*

i) *Diversion of the Najafgarh drain.*—If the area west of the ridge is to be occupied by houses built closely together, as would be required in the case of a restricted lay-out, it would be found necessary to remove the Najafgarh drain entirely to a point south of the present city of Delhi, or to reconstruct it by a diversion of outfall to a point near the Kudsia Garden Creek. Quite apart from the point that there are the only two courses which would work in advantageously with any lay-out on this site. In the interests of health and appearance and on account of the inconvenience of the numerous culverts requisite and the serious variations in its water level, it is quite impossible for the Committee to advise its retention in its present condition. The cost of the former scheme of diversion would be about £110,000, while the cost of the latter is estimated at £50,000.

(ii) *Low-lying land.*—This area is subject to flood from three different sources—the river, the Najafgarh drain and local rain. No treatment other than that of raising the area can, in the conditions prevailing, change it into satisfactory building land. The estimated cost at Rs. 12 per 1,000 c. ft. of raising these areas is as follows:—

Yellow, say 3 feet, £75,000 per square mile.

Light blue, 8 feet, £225,000 per square mile.

Dark blue, 11 feet, £300,000 per square mile.

It would also be necessary to treat the low-lying and flooded areas near the site, so that these might be put into as good a position as possible from the malarial point of view; and it is felt that considerable expenditure would be incurred in meeting the reasonable requirements of the sanitary officers in this direction. The malarial history of the north site is bad, while the record of the southern site is good. The Committee are of opinion that, even after proper

attention to sanitary matters in both cases, the south site is likely to be generally better from the point of view of health than the north site. The great difficulty about the northern site is that, not only is expensive treatment needed to enable the land to be used for building purposes, but the surroundings are also unhealthy, and considerable work entailing large expenditure would have to be undertaken on the environs of any new capital located in this area.

(iii) *Sewage disposal*.—The arrangements for the disposal of sewage would be difficult on this site and a permanent sewage pumping station would be required in the neighbourhood of Wazirabad, from which the sewage would be delivered to a sewage farm on land lying across the river at a distance sufficiently great to prevent the possibility of justifiable complaint or contamination of the drinking water-supply.

7. *General points in connection with the new city: (a) The question of room for expansion more vital than ephemeral amenities*.—The want of room for expansion is a point which should receive very careful consideration, especially as affecting the capital city intended to have a long life, and local social or economic conditions, many of which are of a purely temporary character, should not be allowed to have undue weight attached to them in competition with the needs of the future. Foresight is the essence of successful town-planning. The Committee feel that, in coming to a conclusion as to the suitability or otherwise of any of the proposed sites, they should pay more attention to the requirements of the future than to the views of those who are not unnaturally interested as probable inhabitants, or for other reasons. There is a considerable tendency to put undue weight on matters which are only likely to be of short duration; for example, it is quite true that, for a time at least, some inconvenience may be caused due to the change in position of the present shops and shopping quarters, when the Government of India move to the south site; but too much importance should not be attached to this point; as in the event of any well-considered scheme of lay-out being adopted, the shops and hotels, or at any rate a considerable proportion of them, as experience has shown elsewhere, will probably follow the traffic and develop in the neighbourhood of the new main railway station.

(b) *The initial cost of the ground*.—The cost of the site and its preparation, if charged to the tenants or occupiers on the whole area in the form of rent, would be a serious handicap. It is necessary to compare equally good and cheaper sites in the neighbourhood; and the effect of choosing the north site might well be that the expansion, which may naturally be expected in a capital city, would not take place, or at any rate would be diverted in other directions.

(c) *The provisions for cantonments*.—The Committee were given to understand that it was the intention of Government to locate a new cantonment in

the vicinity of the new capital. In the matter of a cantonment the question of a healthy and sanitary situation is vital, because it is to be remembered that the cantonment has to be lived in all the year round. The area to be provided is large. In cases where a large expanse of land with a good fall and healthy condition of subsoil water does not exist, the cost of raising levels of land or alternatively the cost of providing artificial drainage, and possibly pumping plant to remove water after the heavy fall of rain, is a serious matter. The fact, therefore, that no large tracts with favourable natural conditions of surface and drainage can be found in the vicinity of the north site, is a feature of much importance.

(d) *The provision of land for recreation.*—No site in India can be considered suitable unless it provides room for outdoor sports and recreations under healthy surroundings; and the general character of the land lying outside the proposed building area will not be satisfactory, even after it has been dealt with by drainage and treatment. It will not be possible to make such spaces available for use throughout the greater portion of the year, as the land is a stiff retentive cold clay and the situation such that it cannot be guaranteed against malaria in bad years.

(e) *The narrowing of ideals.*—It is felt that it would be a grave mistake if a point of view was adopted that the Civil Lines, with some additional buildings, could be the capital of India and the seat of Government. It would appear to be a complete desertion of the ideal of the conception and a drifting away from all breadth of treatment and largeness of view. It is considered that the main features and buildings of the new city should at any rate be as interesting, after centuries have passed, as the older buildings in the neighbourhood are at the present day.

8. *A lay-out for north site.*—The plans, which have been prepared, show that the area of good ground available is, however, sufficient to meet the immediate present requirements as reduced, and that a city, most of which will be closely built, can be laid out on the northern site. There are drawbacks, however, to a lay-out even of this size on the north site.

Scenic aspect from north ridge.—It is quite true that the views from the historic portion of the ridge are very extensive and beautiful, especially in the evening, with the foliage in its present condition; but it should be borne in mind that, when the surrounding area is closely built upon, the conditions will be different; many of the trees, which at present exist in the large compounds in the Civil Lines, will necessarily have disappeared, and most of the fine views will be spoilt by the roofs of houses and buildings, which in some cases will be level with the eye when driving or walking along the ridge. The view to the west from that portion of the ridge, where the Mutiny Memorial stands, is much spoilt by the manufacturing suburb of Sabzi Mandi with its tall smokey chimneys. This suburb is an unpleasant neighbour for the north site.

The cost of its acquisition or radical modification however is so great that the Committee cannot see their way to make a recommendation in regard to its removal.

The Committee were at first very favourably impressed with the purely architectural possibilities on the northern site and deserted its power for scenic and architectural beauty with regret. If the city to be designed was to occupy only 3 square miles and lavish expenditure could be faced, it would be possible from an architectural point of view to obtain really magnificent results.

9. *Comparison of cost of a lay-out on the north with a lay-out on south site.*—In making calculation for comparison it has been necessary to assume that a lay-out on the south site will also only occupy 5 square miles. The actual charges falling on land will be as follows on the two sites:—

	North.	South.
Cost of land	£420,000	£100,000
Special treatment of north site—		
(a) Bela and promenade ...	450,000	<i>Nil.</i>
(b) Levelling	95,000	<i>Nil.</i>
(c) Raising lowland	55,000	<i>Nil.</i>
Ordinary treatment of sites ...	<i>Nil.</i>	53,000
TOTAL	£1,020,000	£153,000

The extra cost falling on land is £867,000 on the north site.

The excess cost of other operations on the two sites is as follows:—

North.		South.
Equal ...	<div> <div> Sewage and storm water ... Water-supply ... Irrigation ... Roads ... </div> </div>	<div> <div> </div> </div>
£50,000	... Najafgarh Jhil Drain.	
£50,000	... Canal (Western Jumna).	
Equal ...	<div> <div> River Training ... Railways ... Afforestation ... </div> </div>	<div> <div> £50,500 Equal. £45,000 </div> </div>
TOTAL £100,000		£95,000

The total extra cost of the adoption of the north site would thus be £872,000.

10. *A brief discussion of Sir Bradford Leslie's scheme.*—Sir Bradford Leslie's object in preparing his scheme appears to have been to provide the

province of Delhi with improved public health, electric power, additional land for building and an improved river frontage; he proposed to accomplish this by—

- (i) the construction of a large lake by building an over fall weir at Feroz Shah Kotla, the surface to be four feet above flood mark, *i. e.*, at R. L. 676;
- (ii) the large volume of water thus stored to be used for electric power and to replace the losses by evaporation and absorption from the lake itself;
- (iii) the electric power to be used for pumping drainage from the Durbar area, also for dredging to raise land for building along the river front.

From the plan that accompanies his paper, it is evident that the author had very little accurate information in regard to the site or in regard to the conditions of flow in the Jumna. The conditions of the former are such that large areas must be submerged or elaborate embankments and drainage works constructed as a remedy. The latter preclude the possibility of extracting useful power; the fall in the monsoon months and the flow in the remaining part of the year is small and uncertain. Furthermore the capacity of the lake would soon be reduced by silting to the size needed to discharge the normal monsoon volume. In any case the stored water must replace evaporation losses as well as supplement the supply required by irrigation and power—two functions that are not likely to help each other out when the weather varies from the normal. The power would be costly to instal, uncertain in quantity and could be of no commercial value, being subordinated to the duties of pumping and dredging necessitated by the design of the lake.

The proposal in the form advanced is not practical; but with levels suited to the locality and without the adjuncts of hydro-electric power, a river training scheme can be devised that would improve the health of the city, add to its appearance, and incidentally help to redeem land that would eventually be valuable.

A longer discussion of the more technical points in the scheme is printed as Appendix B to this report.

11. *Conclusions in regard to the north site.*—The advantages and disadvantages of the north and south sites may now be finally considered. On the north site there are the associations of 1857, of the Durbars and of the foundation stones laid by Their Imperial Majesties. Proximity to the river and the ridge give certain scenic advantages. In the winter months the site is generally up-wind of the present city. It is up-stream of the present city. There are the temporary amenities of proximity to a shopping area, a railway station and existing recreation grounds. It is apparently nearer to the present

city of Delhi. It is at present used as a residence by an existing permanent population and by the camp offices of the Government of India in the cold weather; its adaptation to be the permanent seat of the Government of India is therefore not beyond the limits of possibility. There are some roads, bungalows and trees on the area already. The Committee freely admit the very great architectural possibilities in the site, provided the area required can be restricted to three square miles and there is no lack of money to be spent.

The disadvantages of the site to the Committee appear to be as follows:—

In the first place, in order to fit the city on to this area at all, the areas allotted by the Government of India for each item in the city have to be cut down, and certain items have to be excluded entirely. This is beginning town-planning at the wrong end, provided that other suitable sites are available. The site should be chosen to fit the requirements, and not the requirements modified to suit the site. While the Committee do not deny that some cutting down of the areas originally provided is possible and probably desirable, the question of reduction of areas for residence to a minimum is one in which there is room for considerable difference of opinion. Even if it is assumed that those at present interested in the site are desirous of living in small compounds, it is equally conceivable that those who follow them may not be of the same opinion, particularly as it may well happen that at some future time a greater proportion of the year will be spent at Delhi by the Government of India than is at present contemplated. The idea of limiting the provision to be made in the new city and of providing no room for expansion augurs a lack of faith in the fortunes of the new capital and the permanent seat of the Government of India. It would be building on an insufficient frame-work based on small ideas rather than large views. Such a policy could hardly produce a city which would give a capital, evolved under the guidance of British rule, as a pattern and inspiration to the East. Yet apart from the ideals concerned for her, everything promises well for new Delhi. To deal with the question of associations: by adopting the south site, the heritages of the memories of 1857 and the Durbars are not lost to us. The new city on that site however goes back further and gathers the strands of many centuries and empires into the new Imperial whole. The scenic effects of the ridge and river can be secured on the south side also. The ridge can be afforested there, and a wild Park made where the view will not be spoilt by the smokey vistas of Sabzi Mandi. A water effect can be afforded there at less cost and without sanitary drawbacks. It is to be remembered that all the fine monuments of the Delhis of the past are to the south. During the period of the residence of the Government of India the site to the south is sheltered from the cold weather winds and far enough from the ridge in the warmer months to escape the radiation of heat. On the north, half the site is

exposed to the north and north-west winds of the winter, and the rest is too near the ridge for comfort in the heats of the autumn and spring. The remarks about sewage disposal on the north site show that the up-stream portion of the city is a positive disadvantage. The temporary amenities of the northern site would mostly disappear in the process of reconstruction. During the period the permanent residents would for some years be subjected to great discomfort and inconvenience, while the Government of India would probably have to stay away altogether. Better trees and better gardens can be made on the southern site. The work of construction on the southern site can proceed without disturbance to the present population of Civil Lines or the temporary residents from the Government of India. That the present residents of the northern area would, with few additions, be the eventual population of the new capital is, from the figures which the Committee have seen, a fallacy. Only about $\frac{1}{4}$ of the officials and about $\frac{1}{10}$ th of the clerks and peons of the Government of India are in Delhi at present, and these have only the reduced establishment rendered necessary by the exigencies of insufficient accommodation and camp life. It is hard to visualise a new city on the southern site and compare it with existing conditions on the north; but a study of the various lay-outs which the Committee have attempted show that Government House on the southern site may actually be nearer the Juma Masjid, which may be taken as the centre of Delhi, than when located on the north site. The distance of the nearest edge of new Delhi to old Delhi on either site will be the same. Hotels, shops, and recreation grounds and other amenities and conveniences will spring up where the people go and where fashion or necessity dictate on either site. The soil is poor on the northern site as compared with the southern site. The southern site is already healthy and has healthy surroundings. The northern site, even after expenditure on all that can make it sanitary within, will never be satisfactory in this respect. If the northern site is to be made healthy, this involves going outside the site itself and making the neighbourhood healthy also. The building land to the south is generally good. On the north to be used at all it has in places to be raised at considerable cost. There is no really suitable healthy site for a cantonment in proximity to a city on the northern site. The exigencies of fitting in the requirements to the limited area of the northern site endanger the success of a lay-out as a whole and tend to make for cramping and bad arrangement. Expansion on the southern site is on good land which is cheap to buy. Expansion on the northern site can only be obtained by treating naturally bad land at considerable cost. The result of placing a city on the northern site appears to the Committee to be the creation of a bad example in place of a good one.

It is unfair to tie the hands of the future and reject the dictates of foresight. The governing principle of the town-planning movement is foresight. Though the desire to improve and beautify has been grafted on to it, much

to its advantage, the movement originated not in æsthetics but in necessities, borne in on town dwellers of all countries by hard experience of difficulty of communications, dear land and out of date sanitary conditions, involving inconvenience, congestion, bad health and vast expenditure. Above all they had learned the need for space—space at the centre to allow of the creation of fine buildings and improved amenities, space on the outskirts to accommodate an increasing population. For, in the twentieth century few cities are decaying or standing still. The majority are expanding by leaps and bounds.

It is inconceivable that Delhi will not grow. She is the most central spot in the railway system of India; she possesses historic and artistic interest, and she is once more India's governmental capital. Necessity, convenience and fashion will all bring people to her.

And, if she must expand, let this be remembered. It is a question of comparison.

If the city is placed on the south side, expansion will take place over land which is cheaper, better, and more healthy the further she grows.

On the north, once she overlaps a limited area, the land becomes more costly to buy or to treat, worse in soil and less healthy.

The Committee were brought to India to advise on town-planning. They would be false to their trust if they gave any other advice than this.

Even now, with the requirements of the city cut down to the lowest point, they must re-affirm the views which they expressed last June. They believe that the northern site is too small and too cramped, and that a worthy city cannot be safely fitted upon it at all, far less provided with ground over which to expand, without including some land which will be very costly to buy and much land which will be very costly to make healthy, even if so sour and poor a soil can ever be made really healthy.

They hold, when there is a better, cheaper and healthier site conveniently at hand, it is out of the question for them to advise the Government of India to select this northern area for the site of the Imperial Capital.

APPENDIX A.

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
	Acres.	Acres.	Acres.	Acres.	
<i>A.—Government House.</i>	200	100	...	100	
STAFF.					
Private Secretary ... 6	...	...	...	...
Military „ ... 6	...	...	...	...
Surgeon ... 6	...	...	...	...
Comptroller ... 6	...	...	...	...
Commandant, Body-Guard ... 3½	...	...	...	...
Adjutant ... 3½	...	...	...	...
Assistant Private Secretary ... 2	...	...	...	...
Assistant Military „ ... 2	35	20	...	15	
<i>B.—Commander-in-Chief.</i>					
Commander-in-Chief ... 35½	12	...	23½		
Military Secretary ... 6	...	...	...	...
Assistant Military Secretary ... 3½	...	...	...	...
Surgeon ... 5	...	...	...	...
4 Aides-de-Camp in one Bungalow.	...	...	...	...
1 Assistant Aide-de-Camp ... 1½	28	18	...	10	
<i>C.—Members.</i>					
Finance ... 6	...	...	...	...	6 Members at 3 acres each, 4 at 2½ acres each.
Home ... 6	...	...	...	...
Revenue ... 6	...	...	...	...
Education ... 6	...	...	...	...
Legislative ... 6	...	...	...	...
Commerce ... 6	...	...	...	...
Railway Board (3) ... 15	...	...	...	...
Bishop ... 5	56	28	...	28	
<i>D.—Secretaries, &c.</i>					
Foreign Secretary ... 5	...	...	...	...
Home „ ... 5	...	...	...	...
Education „ ... 5	...	...	...	...
Finance „ ... 5	...	...	...	...
Revenue „ ... 5	...	...	...	...
Carried over ... 25	354½	178	...	176½	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
	Acres.	Acres.	Acres.	Acres.	
Brought forward 25	354½	178	...	176½	
<i>D.—Secretaries, &c.—contd.</i>					
Public Works Department Secretary. 5	
Legislative Secretary ... 5	
Commerce and Industry Secretary. 5	
Railway Board Secretary ... 5	
Chief Engineer, Railway Board 5	
Army Department Secretary ... 5	
Director-General, Indian Medical Service. 5	
Director, Criminal Intelligence Department. 5	
Surveyor-General ... 5	
Inspector-General of Forests ... 5	
Inspector-General of Irrigation 5	
Comptroller-General ... 5	
Director-General of Post Offices and Telegraphs. 5	
14 Generals and heads of branches of Army Head-Quarters. 70	
Commissioner, Northern India Salt Revenue. 5	
Spare site ... 5	
Joint Secretary, Education ... 5	
Joint Secretary, Military Finance. 5	
Archdeacon ... 5	185	63	...	122	
37 Officers.					
<i>E.—Additional and Deputy Secretaries.</i>					
2 Foreign and Inspector-General of Imperial Service Troops. 12	
1 Home ... 4	
1 Finance ... 4	
1 Military Accountant-General 4	
1 Deputy Secretary, Military Finance. 4	
1 Public Works Department ... 4	
1 Legislative ... 4	
Carried over ... 36	539½	241	...	298½	

25 × 25 acres after deducting ⅓rd as living in hotels.

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
	Acres.	Acres.	Acres.	Acres.	
Brought forward ... 36	539½	241	...	298½	
E.— Additional and Deputy Secretaries—contd.					
1 Army Department ... 4	...	...	...	...
1 Secretary to Director-General of Indian Medical Service. 4	...	...	...	...
1 Spare site, Deputy Secretary, Revenue and Agriculture. 4	...	...	...	...
1 Superintendent, Surveys ... 4	...	...	...	...
1 Consulting Architect ... 4	...	...	...	...
1 Electric Advisor ... 4	...	...	...	...
1 Chief Inspector of Explosives 4	...	...	...	...
1 Accountant-General of Posts and Telegraphs. 4	...	...	...	...	16 members at 2½ acres each after deducting half as living in hotels.
1 Accountant-General of Railways. 4	...	...	...	...
9 Colonels ... 36	...	...	...	...
1 Actuary, Commerce and Industry. 4	...	...	...	...
1 Deputy Director of Criminal Intelligence. 4	...	...	...	...
1 Director-General of Criminal Intelligence. 4	...	...	...	...
1 Controller of Patents and Designs. 4	124	40	...	84	
31 Officers.					
F.— Under Secretaries, &c.					
3 Foreign—					
1 Assistant Secretary ... } 9	...	...	...	...
1 Under Secretary ... }					
1 Attaché ... }					
2 Home—					
1 Under Secretary ... } 6	...	...	...	...
1 Officer on special duty... }					
1 Education ... 3	...	...	...	...
4 Finance—					
1 Under Secretary ... } 12	...	...	...	...
1 Assistant Secretary ... }					
2 Special duty officers ... }					
Carried over ... 30	663½	281	...	382½	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—contd.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
	Acres.	Acres.	Acres.	Acres.	
Brought forward 30	663½	281	...	382½	
<i>F.—Under Secretaries, &c.—contd.</i>					
4 Military Finance—					
1 Assistant Secretary ...					
1 Deputy Accountant-General.					
1 Assistant Accountant-General.	12	...	...	...
1 Assistant Controller ...					
4 Revenue—					
1 Under Secretary ...					
1 Assistant Inspector-General of Forests.	12	...	...	...
1 Deputy Superintendent					
1 Assistant Superintendent of Surveys.					
2 Public Works ...	6	...	...	...
1 Legislative ...	3	...	...	...
2 Commerce and Industry ...	6	...	...	...
6 Railway Board—					
4 Assistant Secretaries ...					
2 Assistant Accountants-General.	18	...	...	...
4 Army Department—					
3 Assistant Secretaries ...	12	...	...	...
1 Attaché ...					
2 Criminal Intelligence—					
1 Personal Assistant ...	6	...	...	...
1 Assistant Director ...					
2 Education—					
1 Officer in charge of records and one assistant in charge of records.	6	...	...	...
1 Librarian, Imperial Library	3	...	...	...
16 Posts and Telegraphs (i.e., all except Director-General).	48	...	...	...
9 Majors ...	27	...	...	...
3 Spare sites for Assistants and Deputy Superintendent of Surveys.	9	...	...	...
Carried over ... 198	663½	281	...	382½	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—contd.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
Brought forward ... 198	Acres. 663½	Acres. 281	Acres. ...	Acres. 382½	
<i>F.—Under Secretaries, &c—contd.</i>					
1 Deputy Commissioner, Northern India Salt Revenue. 3	...	...	...	...
1 Assistant Director of Statistics 3	...	...	...	...
1 Assistant Consulting Architect. 3	...	...	...	...
1 Comptroller, India Treasuries 3	...	...	...	...
1 Deputy Comptroller, India Treasuries. 3	...	...	...	...
1 Assistant Comptroller-General. 3	...	...	...	...
1 Special Duty Officer, Military Finance. 3	...	...	...	...
2 Deputy Auditors-General ... 6	...	...	...	...
2 Assistant Accountants-General of Posts and Telegraphs. 6	...	...	...	...
1 Special Duty Officer, Military Finance. 3	...	...	...	...
1 Deputy Comptroller-General 3	237	100	...	137	
79 Officers.					
<i>G.—(I) Registrar, (II) Clerks, (III) Peons, &c.</i>					
(I) Registrars, &c.—					
17 Registrars and Chief Clerks at 1½ acres each. 29½	...	...	...	...
Personal Assistant to the Commissioner of Northern India Salt Revenue. 1½	...	...	...	...
Personal Assistant to the Director General of Statistics. 1½	...	...	...	...
Provincial Officer, Survey Office 1½	...	...	...	...
3 Personal Assistants of Army Head-Quarters. 5½	...	...	...	...
4 Deputy Superintendent of Police. 7	...	...	...	...
Hand-writing Expert ... 1½	...	...	...	...
72 Superintendents at 1½ acres each. 90	139	132	...	7	
100 Officers.					
(II) Clerks—					
88 European Clerks (Rs. 301—500) at 1 acre each. 88	...	...	...	...
Carried over ... 88	1,039½	513	...	526½	
					40 members at 2½ acres each after deducting a half living in hotels.
					28 members at 1½ acres each ; 72 members at 1½ acres each.
					125 Clerks (Rs. 301—500) at ½ acre each.

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—contd.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
	Acres.	Acres.	Acres.	Acres.	
Brought forward ... 88	1,039½	513	...	526½	
G.—(I) Registrar, (II) Clerks, (III) Peons, &c.—contd.					
37 Indian Clerks (Rs. 301—500) at 1 acre each. ... 37	...	...	...	...	210 Clerks (Rs. 201—300) at ½ acre each.
130 European Clerks (Rs. 201—300) at ½ acre each. ... 97½	...	...	...	...
80 Indian Clerks (Rs. 201—300) at ½ acre each. ... 80	...	...	...	...	594 Clerks (Rs. 100—200) at ½ acre each.
181 European Clerks (Rs. 100—200) at ½ acre each. ... 90½	...	...	...	...
413 Indian Clerks (Rs. 100—200) at ½ acre each. ... 206½	...	...	...	...	1,922 Clerks (under Rs. 100) at ⅓ acre each.
44 European Clerks (under Rs. 100) at ⅓ acre. ... 4½	...	...	...	...
1,878 Indian Clerks (under Rs. 100) at ⅓ acre each. ... 188	772	427½	...	344½	
(III)					
1,693 Peons, &c., at 50 per acre	34	34	...	...
H—European Gardeners.					
2 European Gardeners ...	4	...	...	4	In gardens.
I.—Bishop's Chaplain.					
1 Bishop's Chaplain ...	3	4	1	...	2 members at 2 acres each.
J.—Administration and Municipal residencies.					
Chief Commissioner of the enclave (a) 6 (b) 10	...	...	...	...	(a) represents figures originally approved of by the Government of India.
Special officer for the administration of Delhi. 4 4	...	...	...	...	(b) Re-estimated now in detail.
Personal Assistant to Chief Commissioner. 3 4	...	...	...	...
3 Engineers ... 12 12	...	...	...	...	For 4 Engineers.
Secretary's office ... 4 3	...	...	...	...
Civil Surgeon ... 4 6	...	...	...	...	2 Civil Surgeons at 3 acres each.
1 Police Officer ... 4 4	...	...	...	...
2 Inspectors of Police ... 3 3	...	...	...	...	For one Assistant Superintendent of Police, 2 in Hotels.
3 Head Clerks ... 4½ 5	...	...	...	...	For 5 Head Clerks @ 1 acre each.
1 Assistant Surgeon ... 1½ 3	...	...	...	...	3 Assistant Surgeons @ 1 acre each.
1 School Inspector ... 3 1	...	...	...	...
Carried over 49 55	1,852½	978½	1	875	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—contd.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More	Less.	
1	2	3	4	5	6
	Acres.	Acres.	Acres.	Acres.	
Brought forward 49 55	1,852½	978½	1	875	
<i>J.—Administration and Municipal residences—contd.</i>					
	(a)	(b)			
Extra sites for official bungalows.	35 0	...	...	...
1 Audit Officer	3 3	...	...	...
Additional District Magistrate.	0 3	...	...	...
City Magistrate	0 3	...	...	...
Assistant Commissioner (Secretary to Municipal Committee)	0 2	...	...	...
Extra Assistant Commissioner on special duty.	0 0	...	...	...	} Will live in Hotels or Clubs.
Treasury Officer	0 0	...	...	...
Divisional Judge	0 4	...	...	...
For Judicial staff, say 3 bungalows, at 1 acre each (8 officers in all).	0 3	...	...	...
Plague Medical Officer	0 0	...	...	...
2 European Deputy Superintendents of Police.	0 2	...	...	...	Hotel or Club.
1 Criminal Intelligence Department Officer.	0 3	...	...	...
Chief Engineer	0 6	...	...	...
8* Assistant Engineers	0 6	...	...	...	* 3 officers at 2 acres each after deducting 5 in Clubs.
	87	90	3	...	
<i>K—Special buildings.</i>					
Clubs and tennis and cricket grounds.	60	20	...	40	
Theatre and concert room	2	...	...	2	Included in the area for shop-keepers.
Tennis grounds for officers and staff.	15	...	...	15	
European-Indian club	5	...	...	5	
	82	20	...	62	
<i>L.—Special areas.</i>					
Race Course	...	...	...	220	
Golf Course	...	...	...	200	
Polo ground	...	60	15	...	
	465	60	15	420	Actual size of the one made for the Durbar.
Carried over	2,486½	1,148½	19	1,357	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—contd.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
Brought forward ...	Acres. 2,486½	Acres. 1,148½	Acres. 19	Acres. 1,357	
<i>M.—Villas for Ruling Chiefs.</i>					
25 Indian Princes' villas at 8 acres each.	200	...	...	200	
50 Indian Princes' villas at 6 acres each.	300	300	...	...
	500	300	...	200	
<i>N.—Indian Landed Gentry and Plutocracy.</i>					
100 Raises at 3 acres each ... 300	} 400	...	...	400	To be provided for in the city extensions.
Town site for 300 Raises at 3 100 to the acre.					
<i>O.—Shops and Bazaars.</i>					
First class European and Indian shops at 6 to the acre	17	..	} ...	14	
6 Hotels at 8 acres each ...	48	6			
100 shopkeepers' residences at acres 1½	150	50			
Indian settlers ...	20	50			
European settlers ...	10	...			
Native bazaars ...	100	150	} ...	14	
Commercial community, 30 × 2½ acres.	...	75			
	345	331	...	14	
<i>P.—Administrative and Municipal Buildings.</i>					
Town Hall, including office of the enclave and new city administration. ... 2	} 30				
Medical Schools and Civil Hospitals.					
Veterinary Hospitals ... 6					
Post and Telegraph Offices ... 2					
Central Police and Fire Station 2					
Sub-Post and Sub-Police Station 1					
Vegetable markets and meat markets.					
Dairy farm buildings and market.					
Quarters for Municipal cattle and horses.					
Quarters for Municipal menials and menials generally.					
University, 2 Colleges and High School.					
Schools for children, European and Indian.					
Carried over ... 408	3,731½	1,779½	19	1,971	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—contd.

Name of officers for whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6
Brought forward ... 408	Acres. 3,781½	Acres. 1,779½	Acres. 19	Acres. 1,971	
<i>P.—Administrative and Municipal Buildings—contd.</i>					
Conservancy, latrine, refuse destructors and workshops. 12	552	152	...	400	
Cemeteries ... 100					
Orphanages, charitable institutions. 25					
Slaughter houses ... 2					
Municipal, Administrative, Health and Engineering Department minor officials. 5					
<i>Q.—Government of India Secretariats.</i>					
Government of India permanent Officers and Secretariats and park area.	500	275	...	225	
(Secretariats connected with the Viceregal and Commander-in-Chief's house will be on the parts adjoining their grounds. Cathedrals, museums, libraries will be in park areas.)					
<i>R.—Railway Officials' Residences.</i>					
10 Officers ... 30	85	58	...	27	
35 European subordinates ... 35					
140 Indian clerks ... 14					
300 Menials ... 6					
<i>S.—Government Printing Press.</i>					
6 Officers ... 10½	32½	30	...	2½	2,500 workmen to be provided for in the city extensions.
Press buildings ... 20					
<i>G.—(i)—Doubtful Areas.</i>					
Roman Catholic Church ... 3	18	18	...	—	
Presbyterian Church ... 3					
Wesleyan ... 3					
Roman Catholic Priest ... 3					
Presbyterian Minister ... 3					
Wesleyan Minister ... 3					
<i>G.—(ii) Museums, &c.</i>					
Oriental Research Institute ... 70	85	...	...	85	
Museum ... 15					
Open spaces in peons' and clerks' bazaars. ...	...	50	50	...	
Carried over ...	5,004	2,362½	69	2,710½	

List of areas originally approved of by the Government of India compared with the areas arrived at by the Committee as possibly suitable for a reduced lay-out—concl'd.

Name of officers of whom accommodation is required.	Areas originally approved by the Government of India.	Areas arrived at by the Committee as possibly suitable for a reduced lay-out.	DIFFERENCE.		REMARKS.
			More.	Less.	
1	2	3	4	5	6

Areas to be reserved for the remainder of the branches of Army Head-Quarters that may be eventually located in Delhi.

	Acres. 5,004	Acres. 2,362½	Acres. 69	Acres. 2,710½
Brought forward ...				
E. 14 Colonels ... 56				
F. 19 Majors ... 57				
35 Captains and Lieutenants 114				
<i>G.—(i) Registrars, &c.</i>				
1 Personal Assistant of Army Head-Quarters. 1½				
6 Superintendents at 1½ acres each. 7½				
<i>G.—(ii) Clerks.</i>				
18 European Clerks Rs. 301— 18 500) at 1 acre each.	338	159	...	179
28 European Clerks (Rs. 201— 21 300) at ¾ acres each.				
66 European Clerks (Rs. 100— 33 200) at ½ acre each.				
39 Indian Clerks (Rs. 100— 19½ 200 at ½ acre each.				
6 European Clerks (under Rs. ¾ 100) at ¼ acre each.				
65 Indian Clerks (under Rs. 6½ 100) at ¼ acre each.				
<i>G.—(iii) Peons, &c.</i>				
151 Peons at 50 per acre... 3				
GRAND TOTAL WITHOUT ROADS ...	5,342	2,521½	69	2,889½
Add—25 percent. for roads ...	1,335	630½	...	704½
GRAND TOTAL WITH ROADS ...	6,677	3,152	69	3,594
			3,525	

No. 228c.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, March 4th, 1913.

DEAR DuBOULAY,

Herewith the copy of my letter. You will see there are two or three small mistakes due to my bad hand writing.

The other maps will reach you, I hope, by luncheon time, and when I get the copies of the appendices I will return them at once.

One other point.

Baker, probably through his not having written his name in any book, has not been bidden to the dance tonight. The dance party does not worry him, but he thought that if he were there he might get in a few words with the Viceroy. You know that he was away on Sunday when we saw the Viceroy, and he much wants to put certain things to him. He knows that the Viceroy is very full up these days.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 228d.

TO CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, March 4th, 1913.

MY DEAR SWINTON,

Herewith the proofs of—

(1) Your letter of 23rd.

(2) Report on Cantonments.

(3) Report on Sir Bradford Leslie's scheme.

Please let me have them back as soon as possible.

I understand you will altogether cut out some portions of your letter of 23rd.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 228e.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Viceregal Lodge, Delhi, March 5th, 1913.

MY DEAR HAILEY,

I am to send you enclosed draft of terms suggested for the agreement between Government and the Architects and to ask you to show it to Keeling for any remarks, as his own work as Chief Engineer may be affected by the terms arranged.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 228f.

To THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.*Viceregal Lodge, Delhi, March 5th, 1913.*

DEAR SIR GUY,

Your note of today about the papers I sent you regarding the site of new Delhi.

The Viceroy asks me to say that the two reports on the northern and southern sites are those of the Committee of Town-planning Experts as indicated in Captain Swinton's letter among the papers. The Committee's report on Sir Bradford Leslie's scheme is by the same Committee.

I think all the other papers have their signatures duly printed.

I am sending now to be added to the papers*—

- (1) A note by His Excellency.
- (2) A report by a Sanitary Committee.
- (3) A letter from Captain Swinton to the Viceroy, dated 23rd.

I am also sending revised copies of—

- (1) Captain Swinton's letter of 22nd.
- (2) Proceedings of a Committee assembled at the Quarter-Master-General's Branch, &c., &c.
- (3) Committee's report on Sir Bradford Leslie's scheme to be substituted for the proof copies of the same documents in the papers already sent to you.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

* See enclosures to letter to all Hon'ble Members, dated 5th March 1913.

No. 228g.

TO BRIGADIER-GENERAL W. E. PEYTON, C. V. O., D. S. O., Mily. Secy. to the Commander-in-Chief in India.

Viceregal Lodge, Delhi, March 5th, 1913.

MY DEAR GENERAL,

I send herewith to be added to the papers* about the site of new Delhi which I forwarded yesterday for His Excellency the Commander-in-Chief—

- (1) A note by His Excellency.
- (2) A report by a Sanitary Committee.
- (3) A letter from Captain Swinton to the Viceroy, dated 23rd.

I am also sending revised copies of—

- (1) Captain Swinton's letter of 22nd.
- (2) Proceedings of a Committee assembled at Quarter-Master-General's Branch, &c., &c.
- (3) Committee's report on Sir Bradford Leslie's scheme to be substituted for the proof copies of the same documents in the papers already sent to you.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

* See enclosures to letters to all Hon'ble Members, dated 5th March 1913.

No. 228h.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,
Member of the Viceroy's Council.

Delhi, March 5th, 1913.

DEAR DuBOULAY,

The documents you sent me last night are practically valueless inasmuch as no signatures are appended to the reports, and I really do not know whose reports they are, as there have been so many Committees.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON

I really don't know what he is at.
Do you wish any answer sent, Sir?

J. H. DuB.,—5-3-13.

Please reply that the reports are those of the Committee of Experts as explained in Captain Swinton's letter of February 22nd.

H.

No. 228i.

To ALL HON'BLE MEMBERS OF H. E. THE VICEROY'S EXECUTIVE COUNCIL.

Viceregal Lodge, Delhi, March 5th, 1913.

MY DEAR—

I send herewith to be added to the papers about the site of new Delhi which I forwarded yesterday—

- (1) A note by His Excellency.
- (2) A report by a Sanitary Committee.
- (3) A letter from Captain Swinton to the Viceroy, dated 23rd.

I am also sending revised copies of—

- (1) Captain Swinton's letter of 22nd.
- (2) Proceedings of a Committee assembled at Quarter-Master-General's Branch, &c., &c.
- (3) Committee's report on Sir Bradford Leslie's scheme to be substituted for the proof copies of the same documents in the papers already sent you.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

[CONFIDENTIAL.]

MEMORANDUM.

At the beginning of January I received from the India Office Sir Bradford Leslie's scheme for building new Delhi north of the old city and on the land, east of the Ridge, now occupied by the Civil Lines. I received at the same time a message from Lord Crewe, suggesting that the scheme might be examined. In spite, therefore, of the opinion already expressed by the experts and the

adoption of their views by the Government of India, I requested the experts to examine afresh the question of the suitability of the site, with a view to making a lay-out, if possible, and at the same time to report to me upon the feasibility of Sir Bradford Leslie's scheme.

I have since received the report of the experts upon the above-mentioned scheme, which shows that it was based on inaccurate data, and that, to achieve the result that Sir Bradford Leslie claimed, would take a great number of years and endless expenditure and would even then be unsatisfactory.

The experts, having carefully examined this question, recognise that it is possible to build a compressed and contracted city, comprising all the necessary Government offices and accommodation for the officers, within the proposed limits of the scheme; and there is no doubt that, were the proposal sound in other ways, the north end of the Ridge would present many architectural advantages. On the other hand, there are three very serious disadvantages connected with the northern site, which are as follows:—

Firstly, the military authorities have decided that there is no room for cantonments or for more than 500 men in the northern area, and that those 500 men would require half a square mile for their accommodation. The remainder of the troops for the protection of the Government of India would be in cantonments $8\frac{1}{2}$ miles away, with Sudder Bazar—an extension of the old city of Delhi—stretching out between the new city and the cantonments. This would be a serious defect from a strategic point of view, and even if the troops could be placed in cantonments nearer to the city, but still on the southern site, the objection would still exist. Further for four months of the year, were the necessity to arise of bringing troops into the new city of Delhi, there would be absolutely no dry ground for them to camp upon.

Secondly, on the northern site space might be found for just the immediate requirements of the Government and its officers. There would be no room for expansion, for hospitals, university, playgrounds and other institutions which might find a home in new Delhi at a later date, nor would there be any space for the accommodation of Ruling Chiefs or rich Indians of any kind.

Lastly, the strongest—and, to my mind, absolutely overwhelming—objection to the northern site is the insanitary condition of the area surrounding it, and the danger to which everybody would be exposed in the rains, and especially in the month of October of getting malaria, since the marshes and swamps come within a quarter of a mile on three out of the four sides of the proposed site of Government House and the Government offices. The report of the small Committee which I appointed to enquire into the relative merits of the two sites from a medical and sanitary point of view is conclusive. Further the crowding of a large population into a narrow area might in the future give rise to serious danger when an epidemic was raging in old Delhi.

Again the cost of the purchase and development of the Civil Lines, the preparation of sites, the raising of the *bela* and the construction of a large river wall, would be very considerable; and I cannot help thinking that in the end the expense of building even a contracted city on the northern site would be far greater than that of building a city to the south, where healthy conditions prevail, the soil is good, the military questions do not arise and there is unlimited room for expansion. Consequently, I see no reason to modify the views held by the Government of India, as stated in the covering despatch transmitting to the Secretary of State the preliminary report of the Experts Committee.

There is one other point which is of importance, *i. e.*, that, when the King in 1911 made the famous announcement of the transfer of the capital to Delhi, His Majesty intended that the new city to be raised should be an Imperial city, which would be regarded as such by all the peoples and Rulers of India, and not merely a series of Government buildings and Civil Lines in which conditions almost similar to those which exist in Simla would prevail. On the southern site such conditions could not exist, and there is full scope for the raising of an Imperial city which may be a model and an example to the rest of India. In building a city it is useless to have in view what it may be in 10 years' time; it is necessary to extend one's horizon and to imagine what it may be in 50 years' time. To build a contracted European city on the northern site, in what must be more or less unhealthy conditions, would be to prejudice seriously the future and to damp the enthusiasm felt through India at the transfer of the capital to Delhi. It should be borne in mind by those advocates of the northern site that, in the selection of the southern site, there is no intention of neglecting in the future the existing Civil Lines, which may rightly claim to have a share in the future development of Delhi side by side with the old city.

4-3-13.

(Sd.) H[ARDINGE.]

Report of the Committee appointed under the orders of His Excellency the Viceroy to report upon the comparative healthiness of the proposed northern and southern sites for the new Imperial City of Delhi.

1. In accordance with the wishes of His Excellency the Viceroy, conveyed in a letter from the Private Secretary to the Viceroy, dated 25th February 1913, this Committee has been convened to consider the comparative healthiness of the proposed northern and southern sites of the new Imperial Capital at Delhi.

2. We have carefully inspected both sites; have perused the records and reports bearing on the question at issue; and have consulted the officer in charge of the malarial survey of Delhi Province.

3. After mature deliberation we wish to express our general concurrence in the conclusions arrived at in the two reports submitted to His Excellency

the Viceroy by the Town-Planners. These reports deal fully with the physical features of both the northern and southern site, the chief of which, from the medical and sanitary point of view, are the space available for building purposes, the liability to flooding, the nature of the soil, the height of the subsoil water and the tendency to water-logging. These points we will now proceed to discuss in detail.

4. In order that the new Imperial city may be built on the northern site it is necessary to reduce its area to approximately five square miles. This, in our opinion, is the absolute minimum space upon which you can start planning the Imperial city, and we fail to see where even this minimum amount of suitable ground can be found on the northern site. The total area of land lying to the east of the Grand Trunk Road, which is not at present developed and which is at a level not liable to periodical flooding, is four square miles. From this estimate we exclude the southern portion of the Ridge, the parks, cemeteries, Civil Lines, the open land outside the city walls, and all land which will require raising and consolidation before it can be built upon. A further addition of about $2\frac{1}{2}$ square miles can be obtained by the inclusion of the last named area, together with the Civil Lines and the *bela* north of the Railway bridge. The civil *bela*, however, is at present uninhabitable and would require to be reclaimed. It will be seen, therefore, that assuming that it is possible to build the city on this area, there is not sufficient room for internal and external expansion. Moreover, even if it were possible to make the proposed site healthy, it will still remain in dangerous proximity to the malarious swamps of the Barari plain, the low-lying portions of which would require to be raised to extents varying from 8 to 11 feet, for at least half a mile from the margin of the inhabited area. Assuming that this could be accomplished at a reasonable cost, regarding the possibility of which we entertain grave doubts, this area would be required as a protective zone and would not be available for building purposes.

The major portion of the proposed northern site, excluding the Civil Lines and the *bela* area requiring reclamation, consists of a cold sour clay; heavily water-logged. In the opinion of the Committee this water-logging is mainly the result of many years of super-saturation from irrigation and we consider that even if by stoppage of irrigation and by the diversion and improvement of existing drainage lines the level of the subsoil water were lowered to a certain extent, the soil would still remain, from the health point of view, unsatisfactory for building purposes. We are of opinion that there would be grave risk of excessive sickness from rheumatic affections and diseases of the respiratory system, including tuberculosis, which is already becoming such a serious problem in urban areas all over India. Moreover, owing to the dampness of the site, this area, during the cold weather months, would be subject to heavy mists in the evenings and early mornings, and this would further

increase the dangers from the diseases noted above. On the other hand, the soil on the southern site is a good agricultural loam, light and porous in character. It is not water-logged, and the drainage, both superficial and underground, is good.

5. The Committee submits two maps, prepared by the officer in charge of the malarial survey of Delhi Province. These show a very striking difference as regards the malarial endemicity of the two sites as shown by the percentage of enlarged spleens amongst the children residing in the villages in the respective areas and also by the relative distribution and prevalence of the two most dangerous species of malaria carrying mosquitos, *viz.*, *M. Culicifacies* and *Ne. Stephensi*. It will be seen that whereas in the northern area the average percentage of enlarged spleens reaches the very high figure of 65, in the southern area it is only 23. It may also be noted that the splenic index is fairly regular over the whole of the northern area showing a general infection throughout, whilst in the southern area there is a very marked and definite decrease in the splenic index as one gets away from the numerous excavations on the borders of Delhi city. Regarding the distribution of mosquitos in the two areas, it will be observed that the breeding grounds on the northern site are very much more widespread and regularly distributed. Apart from the Najafgarh drain, the canal and the nullahs leading down to the river Jumna, they consist of extensive swamps and pools which would be extremely difficult to deal with effectively on account of the tendency to flooding, the general water-logging, defective drainage and the stiff retentive nature of the soil. The attached photograph, showing a pool in the vicinity of Dahirpur village, represents the normal monsoon conditions over a large portion of the northern area.

In the southern area, on the other hand, the chief breeding grounds consist of the Okhla navigation cut, kankar pits, brickfield excavations, wells and bunds across small nullahs. These are all artificial conditions and can be remedied without difficulty.

A further point of importance, and one which accounts largely for the smaller prevalence of malaria in the southern area, deserves consideration. An examination of the natural distribution of the different varieties of mosquitos in the two areas shows that in the southern area, the proportion of dangerous to non-dangerous varieties is far lower than in the northern. Thus, while of a total number of mosquitos captured in the northern area 34 per cent. belonged to the dangerous species of *M. Culicifacies* and *Ne. Stephensi*, in the southern area only 20 per cent. were included in this category.

6. The mortality statistics of the villages in both areas are very defective and show many omissions but, assuming that the percentage of error is the same in each case, the average mortality over a period of five years works out at 15.1 per mille per annum for the southern area and 46.0 for the northern.

These figures are in agreement with what one would expect from the malarial conditions noted in the previous paragraph and shown in the accompanying maps. They may therefore be taken as a reasonably accurate gauge of the conditions existing in the two areas.

7. The Committee presumes that if the new Imperial city is built upon the northern site, it will be necessary to provide a location for troops close to the Capital. No such location appears to be available within the area now under consideration without placing either the troops or some of the Indian population upon extremely undesirable land.

We have already indicated the effect of such a location upon the civil population. It is reasonable to suppose that the effect upon troops would be similar.

8. In order to secure the healthiness of old Delhi, whatever site may be adopted for the new Imperial city, the river Jumna must be trained to flow within certain definite limits so as to avoid the formation of shallows and pools, and it will be necessary to deal with the whole river frontage; but from the medical and sanitary point of view we are not in favour of Sir Bradford Leslie's scheme for the creation of an artificial lake above the Railway bridge. In our opinion, Sir Bradford's proposal will have no effect whatever upon the incidence of plague. On the other hand, it will intensify the adverse conditions already prevailing upon the northern site.

9. In conclusion, the Committee, after giving full consideration to the various points discussed in the above note, is bound to advise the Government of India that no doubt can exist as to the superior healthiness of the southern site, the medical and sanitary advantages of which are overwhelming when compared with those of the northern site.

C. P. LUKIS.
H. T. KEELING.
J. C. ROBERTSON.

DELHI;
4th March 1913.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, February 23rd, 1913.

DEAR LORD HARDINGE,

I showed the letter which I wrote to Your Excellency yesterday to Baker, and he was anxious that I should add a postscript to it. I could not do it then, as the letter would have missed the mail, but as I thoroughly realise his point of view, I will put it to you now.

In comparing the north and south sites he agrees that if we are to have a really big capital city ideally planned it can only be placed on the south site.

But he is terribly afraid of the "cold fit" coming on before the city is completed; and he points out—which is unquestionably true—that, while a half-fledged Imperial city on the north site would still have something British to back it up, the Mutiny sentiment and the Durbars, as well as some river scenery and, even after clearances, a remnant of well-grown trees, and would be a complete, though perhaps an imperfect, thing—a new British city on the south must start out to justify itself.

It is a challenge to the past and a promise of the future.

I do not believe that he is thinking of his architecture alone, and I am certain that he would admit that peace has its victories as well as war, and that a well-run office is as fine a monument of British rule and purpose as is the Kashmir Gate. In fact, he holds that the Mogal and pre-Mogal sentiment of the south outweighs the Mutiny sentiment. But he misdoubts that we may be laying too much stress on the fact that at the start the south site is so much cheaper than the north.

His argument is that if money should run short and the courage of your successors fail a city on the north site might quietly lapse into a torso, or rather a head without a body; but that by going south the die is cast, and the thing has to be carried right through, "coute que coute", over all obstacles and in face of all panicky fears.

If it fell away from its high purpose it would be a catastrophe to the British Empire.

I do not know what powers Your Excellency has to pledge the future and bind those who will come after you, nor are these questions of town-planning but of high policy, but I want to carry Baker with us throughout, so I send you these lines.

Yours sincerely,
(Sd.) G. S. C. SWINTON.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, February 22nd, 1913.

DEAR LORD HARDINGE,

I am very glad to hear from Lady Hardinge such good accounts of Your Excellency.

Now as regards town-planning. Lady Hardinge told me that she would write to you last night, explaining how we stand.

Mr. Brodie left last week, and, before going, drafted several paragraphs, mainly on topics connected with engineering, which he thought should be incorporated, either *verbatim* or in their general tenour, into our reports.

But these reports should take two forms. There will be the final report, to be published to the world, in which we shall lay down our definite conclusions.

Also there is the earlier and quite informal report in which we should like to show Your Excellency how we are arriving at these conclusions, in case you should wish to raise other points which might influence us.

To put it quite straight. We have worked with Your Excellency from the beginning and it is well to continue on the same lines. For the last two months the contact has been interrupted, and, as other conditions much more connected with high politics than with town-planning have been interpolated, we want to be quite sure that we understand them.

I think that it would not be fair on you, or on us either, if, at this stage, without having some communication with you, we sent in a definite report which would of necessity be printed and circulated to your Council.

It might mean burning our boats before the new conditions had been threshed out and carefully laid down.

We had, therefore, up to yesterday only got as far as this.

We were waiting for a report from the Military authorities on the cantonment question, which only reached me yesterday morning. I enclose a copy of it.

Mr. deMontmorency had put together a rough draft of a report which was an endeavour to work in Mr. Brodie's paragraphs and all our varying general ideas, together with certain sets of figures. This report was not intended for your perusal in its present state, but after what Lady Hardinge said, I now send it you. It must not be judged too critically.

You will remember that the only instructions which you gave me at our last interview were that we should look once again into the north site in the light of first, Sir Bradford Leslie's paper secondly, the feeling publicly and privately expressed; in order to see whether under modified conditions, a city could be fitted on to the north site. This must depend on how much the original conditions are modified; and, on that point, we have had no instructions.

However, Mr. Hailey, Colonel Cole and Mr. Keeling discussed modifications with us and we accepted their views as a working basis.

If the city is to be small, only occupied for 5 months in the year, and the need for expansion is not recognised, it can undoubtedly be put on the north; and we will on Tuesday place before you two lay-outs showing how this can be done, though at considerable expenditure.

If, on the other hand, the city there is to be not simply a Capital but a real capital, a place which may in the future grow and be much lived in, we do not see how its health can be ensured save at vast cost. For it is then bound to expand over ground which is by nature unhealthy and which we have to make healthy. The spleen index chart is very instructive.

Mr. Brodie holds that no drainage scheme would suffice, and that great areas would have to be raised in level ; while that even then, drainage would be difficult and would entail pumping. I believe that a similar view is held by all the doctors and engineers who have seriously studied the question.

I enclose a coloured contour map. All the ground marked blue and yellow must be treated before it can be built on, and some of it would require treatment as an unhealthy neighbour.

You will note that the Military Committee ask for half a square mile of the very limited area, but that a strong minority including those with local knowledge think this inadequate and are dissatisfied with the whole position.

A report on the south site embodying a more concentrated lay-out is in draft and can be produced immediately.

In conclusion Your Excellency must give us credit for being quite unbiassed.

We have no feeling about going back on the report of last June, because if we have to, it will be on the ground of altered conditions.

But our point is this.

We cannot ignore the tendency of all cities to expand, and we are bound, as you told us from the beginning, to put health first of all.

Yours very sincerely,
(Sd.) G. S. C. SWINTON.

Proceedings of a Committee assembled at the Quarter-Master-General's Branch Camp Office in the Imperial Secretariat Buildings at Delhi on the 10th February 1913, by order of the Quarter-Master-General in India, for the purpose of considering and selecting an alternative site for the New Delhi Cantonment.

PRESIDENT :

MAJ.-GENL. T. D. PILCHER, C. B., *Commdg. 7th (Meerut) Division.*

MEMBERS :

BRIG.-GENL. H. E. STANTON, C. B., *Deputy Q.-M.-G.*

COL. A. A. J. JONSTONE, *Asst. Q.-M.-G., 7th (Meerut) Division.*

COL. E. BUTT, *Asst. Director, Medical Services, 7th (Meerut) Divn.*

LT.-COL. J. P. BREWIN, *Commdg. Royal Engrs., 7th (Meerut) Divn.*

LT.-COL. E. H. COLE, *Commanding at Delhi.*

MAJOR G. H. GRIFFITH, *Garrison Engineer, Delhi.*

We, the Committee having assembled pursuant to order, proceeded to read the instructions contained in the memorandum from the Quarter-Master-General in India which was laid before us, and also the letter, therein referred to from Captain Swinton, to the Secretary, Army Department.

We afterwards proceeded to interview the Town-Planning Committee, consisting of Captain Swinton, Mr. Lutyens and Mr. Brodie, who pointed out and explained the conditions governing, and the area possible for, building the Imperial City on the northern site in question. Captain Swinton also pointed out that any expansion of the present Native city of Delhi, either as a trading or distributing area, would necessarily be to the west, and that further west again would probably be a large railway marshalling yard, covering about half a square mile of ground.

2. Speaking for himself and his colleagues, Captain Swinton further impressed on us that the only area to the north and in the vicinity of the city above flood level was the Pitampura tableland, bounded on the south by the Southern Punjab Railway and on the east by the Western Jumna Canal.

The objections to this site have been fully gone into in the Town-Planning Committee's report, which we have read, and after having carefully gone into such statistics and evidence as were before us, and ourselves proceeding to and examining the area, we reject this as a possible site for a cantonment on the same grounds on which the Town-Planning Committee rejected it for the Imperial City.

3. There therefore remain for us only the sites south of the present city to choose from, namely, that in Block "A" (with a possible extension to Block "C"), that in Block "D" and also that in Block "B", which would be available in the case of the Imperial City being built on the northern site.

4. Looked at from a sanitary point of view, and also with regard to facilities for training troops, we are still of opinion that Block "A" forms the best site. It is less rocky and for this reason would be cooler during the hot weather than the other sites in question, for experience shows that the neighbourhood of the Ridge and the rocks adjoining it, is many degrees hotter than is the rest of the country. Moreover, the prevailing west wind, which on the west of the Ridge is a great advantage, would, to the east of the Ridge, be charged with the heat of the rocks before it reached the cantonment.

5. It might be possible to move the northern boundary of Block "A" further north and into Block "C", but such ground as would be available for this extension is cut up and rocky and would present great engineering difficulties, and there would appear to be no corresponding advantage.

6. All the proposed sites for a cantonment to the south of Delhi are separated from the possible northern site of the Imperial Capital by the thickly populated city, with its probable extension westwards, the Western Jumna Canal, and by gardens covered with bushes, fruit trees and other dense cultivation, which extend as far west as the crossing of the Jumna Canal and the Najafgarh Drain. There is also the possibility of a diversion of the Najafgarh Drain and some extension of the railways on the west side of the city, as well as the marshalling yard mentioned in paragraph 1.

In these circumstances, should troops quartered anywhere to the south of the Southern Punjab Railway be required in time of trouble the quickest way to bring succour to the Imperial City would be to march then to the west of these areas. It is therefore apparent that although further as the crow flies troops stationed in Block "A" would, for all practical purposes, be nearer to the Imperial City than troops stationed in either Block "B" or Block "D".

7. Should it be decided to erect the Imperial City on the northern site in spite of the fact that it would be impossible to have a cantonment adjoining it, we are of opinion that the best way of affording it protection would be, whilst having the cantonment in Block "A", to quarter a detachment of about 500 men of all arms in the Imperial City itself. This detachment would be relieved periodically, so training considerations need not be taken into account, and a minimum of space, say half a square mile, would suffice for barrack accommodation.

While some members of the Committee consider that this measure would afford adequate protection, other members are strongly opposed to it, urging the grave danger and inconvenience of having a second detachment, besides that which is permanently stationed in the Fort.

8. With regard to the question placed before us as to where the Military Cantonment should be situated in case the neighbourhood of Raisena be selected for the Imperial City, after questioning the Town-Planning Committee, we learn that the proposition before them is not to alter the site of the Imperial City, but only that of the Viceregal Residence, which would, according to the latest proposal, be moved a matter of a mile further from Block "A".

9. The problem of the defence of the Imperial City therefore would remain unaltered, and the Committee see no reason to change their opinion, already expressed, that, wherever within the limits given, the Imperial City be built, the site of the cantonment should be in Block "A".

- | | |
|--|-------------------|
| (Sd.) S. D. PILCHER, <i>Maj.-Genl.,</i>
<i>Commdg. 7th (Meerut) Divn.</i> ... | <i>President.</i> |
| (Sd.) H. E. STANTON, <i>Brig.-Genl.,</i>
<i>Deputy Quarter-Master-Genl.</i> ... | <i>Member.</i> |
| (Sd.) A. A. J. JONSTONE, <i>Colonel,</i>
<i>A. Q.-M.-G., 7th (Meerut) Divn....</i> | <i>Do.</i> |
| (Sd.) E. BUTT, <i>Colonel, A. D. M. S.,</i>
<i>7th (Meerut) Divn....</i> | <i>Do.</i> |
| (Sd.) J. P. BREWIN, <i>Lieut.-Col.,</i>
<i>Offg. C. R. E., 7th (Meerut) Divn. ...</i> | <i>Do.</i> |
| (Sd.) E. H. COLE, <i>Lieut.-Col.,</i>
<i>Commdg. at Delhi ...</i> | <i>Do.</i> |
| (Sd.) G. H. GRIFFITH, <i>Major,</i>
<i>Garrison Engineer, Delhi ...</i> | <i>Do.</i> |

1st February 1913.

No. U.-O. 3450/19 (Q), dated 20th February 1913.

Copy to Captain G. Swinton, Chairman, Town-Planning Committee, Delhi.

NOTE OF DISSENT.

We sign the proceedings being fully in agreement with all of them except the first part of paragraph 7 from which we dissent, as regards "the best way of affording protection to the Imperial City" on the northern site.

2. We are of opinion that with due regard to military considerations there is no site in the neighbourhood we can recommend for a cantonment unless some way can be found of cantoning a sufficient force within the area taken up for the Imperial City.

(Sd.) H. E. STANTON, *Brigadier-General,*
Deputy Quarter-Master-General in India.

(Sd.) E. H. COLE, *Lieut.-Colonel,*
XI King-Edward's Own Lancers,
Commanding at Delhi.

(Sd.) W. H. GRIFFITH, *Major, R. E.,*
Assistant Commanding Royal Engineers,
New Delhi.

Sir Bradford Leslie's scheme propounded in his paper entitled "Delhi the Metropolis of India" read before the Royal Society of Arts.

Objects and General arrangements of the scheme.—Sir Bradford Leslie's object in proposing his scheme is to provide Delhi with improved public health, with electric power, additional land for building and an improved river frontage, and he proposes to accomplish this object by the construction of an overfall weir across the river Jumna with roller shutters designed to hold up surplus flood water to a maximum height of 4 feet above the high flood mark opposite Firozshah Kotla. This level would be R. L. 676, and water at this height would submerge the whole of the Bela in front of Delhi to a depth of 6 to 10 feet and also a large portion of the Barari plain to a depth up to 4 feet. Sir Bradford Leslie in his paper does not explicitly mention the necessity for any arrangement to exclude water from the Barari plain, but this was because he had no knowledge of the land levels at hand, and he clearly recognises the desirability on the grounds of health, of keeping the Barari plain dry, as he formulates a scheme for draining the Durbar area by pumps, actuated by water-driven electrical machinery, during periods of large flow in the river. Unless confined within restricted limits the lake would flood a very large area on the left or east bank of the river both above and below the bridge, and this undesirable result Sir Bradford proposed to obviate by the creation of a reclamation embankment six or more miles in length and of sufficient width to allow of roads and building sites; such reclamation to be carried out by dredging from the riverbed.

Included in his scheme is a proposal to reclaim about half a square mile of land on the right bank of the river from Chandrawal to Selimgarh Fort, also by dredging from the river-bed. By these means the object of the scheme is to be attained, in so far as it causes the submersion of the low-lying Khadir lands, which form in his opinion, at present a malaria nidus; with questions of health this note has nothing to do, confining itself merely to the engineering problems connected with the scheme.

2. *The advantages to be got by storage.*—Sir Bradford claims that, by the storage of large quantities of water by means of a weir, the following advantages will ensue:—

- (a) The possibility of generating electrical energy by means of water-driven electrical machines.
- (b) Compensation for loss by evaporation and percolation.
- (c) A valuable storage for supplementing the supply of the Agra Canal off taking from the river at Okhla in times of need.

3. *Hydro-electrical energy.*—First, as to the generation of electrical energy, it is evident from the plan, submitted with his paper, that Sir Bradford Leslie had very little accurate information with regard to the site at the time of writing, and this no doubt led him into error with regard to the possibility of obtaining electric power from water storage. The conditions of flow in the river Jumna however precludes the possibility of extracting useful power continuously throughout the year, as during the rainy season, there is a large flow of water without the possibility of any appreciable fall, whilst in the dry season, as most of the water (in fact, for some months the whole of the water) is diverted into the canals at Tajawala, the flow in the river at Delhi falls very low, and indeed it would not be possible to count on a greater flow than 100 cusecs, and even this figure is a risky one to take as a certainty. The lake proposed by Sir Bradford Leslie would be $16\frac{1}{2}$ miles long and of an average depth of about 10 feet. If we assume it to be of an average width of 900 yards, the quantity of water stored is equivalent to 27,225 cusec-days.

Sir Bradford Leslie talks of the whole area of the Khadir being submerged by the proposed lake. This would involve an enormous area owing to the great width of the Khadir, and artificial embankments to confine the lake to reasonable dimensions are essential, as otherwise nothing but continuous excavating would prevent the formation of mud flats, when the lake level was lowered and in addition the losses from evaporation and percolation would be too great to be compensated for by the flow in the river.

If, to supplement the supply for the generation of electrical energy, the lake is lowered by six feet, by drawing off the water (which is what is understood to be Sir Bradford Leslie's intention) the amount released would be 13,500 cusec-days, and, as it would not be safe to assume that this could be released in a shorter time than three months (*i. e.*, that the flow in the river might easily be in the neighbourhood of 100 cusecs for three months). The available flow from the storage to supplement the natural flow in the river would only be 135 cusecs. Under the most favourable conditions, and taking into consideration the maximum fall that can be obtained, the flow of water for the generation of electrical energy that could be relied on for commercial purposes would be only 235 cusecs, and the horse-power obtainable only some 300. When the flow in the river increases, the horse-power would of course be greater, but, for commercial purposes, the supply of electrical energy would have to be guaranteed, or intending consumers would fight shy of the scheme, and so the minimum supply is the basis for tackling the scheme on commercial lines.

When really large floods come down the river, the available fall would decrease so largely as to render the extraction of power from the water almost, if not quite, impracticable.

The effect on the régime of the river, and the adjoining country, of pounding up the water has to be considered, as also the means required to preserve the régime. In the first place the Barari plain and much of the land behind the reclamation embankment on the east bank of the river would become a swamp owing to the height, to which the lake is proposed to be ponded up, and consequently powerful pumping plant would have to be installed to remedy this defect in the case of the Barari plain and elaborate arrangements for draining the land on the east of the river into the Hindun river valley would be necessary in addition to the general filling up of this swamp by warping or mechanical means.

In the second place, even assuming that the weir is fitted with sluice gates, an absolute essential unless dangerous silting up of the whole bed of the river is to occur, the effect of the lake will be to decrease very greatly the velocity of flow of water entering the lake, and consequently silting up would occur. This phenomenon and the lines that it follows are well known to engineers versed in river training, and need not be enlarged on further than to state that, with the exception of the cunette, which is sufficient to carry the normal monsoon river, the rest of the bed of the lake would gradually silt up. Recent observations show that this cunette would be some 400 yards wide with a depth of some 12 feet. In the initial dredging of the river, this cunette would have to be created artificially to a more or less correct section (the river eventually correcting inequalities) and it is more than possible that dredging operations both to keep open this channel and to clear excessive silt from the bed of the rest of the lake would be not a temporary but a permanent arrangement. In this dredging of the riverbed, and in the pumping out of the Barari plain, it is probable that the whole of the meagre 300 H.-P. created by the storage would be expended. In other words, the whole energy provided by storage, would be expended in remedying evils, created by the storage; a fact which appears to put the possibility of the generation of electrical energy by the storage of water out of count. It appears indeed to involve the expenditure of capital and labour in the creation of a perpetual deadlock.

4. *Compensation for losses by evaporation and absorption.*—Turning now to the question of compensation for loss by evaporation and percolation, experience has shown that the evaporation losses will not be less than an average of $\frac{1}{4}$ of an inch per diem, and in the hot season (when incidentally the release of storage water, whether for the possible generation of electrical energy or for supplementing the supply of the Agra Canal, would be most imperative) the loss will be about $\frac{3}{8}$ th of an inch. But taking the figure of $\frac{1}{4}$ of an inch the loss by evaporation over the lake proposed by Sir Bradford Leslie, would be, when the lake was quite full, 4,900,500 c. ft. per diem or 57 cusecs, and when the lake was lowered by draining off 6 feet of water, 3,267,000 c. ft. per diem or 38 cusecs.

Sir Bradford claims that, if the whole bed of the proposed lake lies over an impermeable layer of clay, the percolation losses will be practically *nil*. Certainly such a layer exists both at Chandrawal and at the railway bridge, and, if Sir Bradford's assumption is accepted that it probably extends over the whole area of the lake, the loss by percolation vertically downwards would undoubtedly be practically *nil*. But, at the same time, it is known that water, in the dry cycle of years, flows from the river into the subsoil and therefore there is a loss by percolation laterally. By raising the level of the water permanently this loss would undoubtedly be increased. What this loss would be is very difficult to say, but that it would be considerable there is no manner of doubt. These losses by evaporation and percolation would possibly be met by the ponding up of the extra four feet above high flood level, but they would be a direct loss to the quantity of water, that could be released from storage for the purposes, which Sir Bradford Leslie contemplates.

5. *The value of the storage to the Agra Canal.*—Thirdly the possibilities of the storage as an efficient standby for supplementing the Agra Canal supply in times of scarcity may be discussed. It has already been shewn that the whole lake provides a storage of 27,225 cusec-days. This figure has to be reduced by the evaporation and percolation losses, taken as four feet in depth of the lake, amounting to 9,735 cusec-days, leaving a balance of 17,490 cusec-days.

The storage would therefore permit of some 775 cusecs being supplied to the Agra Canal continuously for three months, assuming the lake to be completely emptied, or a larger flow could be given at intermittent periods, should that be more desirable, as, under the circumstances of irrigation in this part of India, would be more likely.

It should also be noted that water percolating laterally to the west would, owing to the presence of rock westwards from Okhla, reenter the river bed above the Okhla weir, while that percolating to the east, would once more get back into the riverbed, partly above the Okhla weir, but, in all probability, mostly below the weir by way of the Hindun river. The percolation losses are not therefore dead losses, though the evaporation ones are, but they are losses affecting the possibilities of the local lake, as a storage lake.

It would appear therefore that the effect of ponding up the river would be to form a valuable storage for the Agra Canal as claimed by Sir Bradford Leslie, and this appears to be the only claim made, that is probably correct.

6. *The water effect can be more conveniently got by designing to more appropriate levels.*—Having thus shown that the generation of electrical energy by the creation of a storage is not a practical scheme, it only remains to add that the advantages, obtained by ponding up the river, namely, the submersion of low-lying lands, at present a malaria nidus, and the forming of a supplementary supply for the Agra Canal not to mention a water effect for the new Capital, can apparently be brought about by the construction of a weir with sluices across the river. The level of the water would have to be determined by consideration of the effects on lands adjoining the river, and on the subsoil flow generally and would, in all probability, be between R. L. 672 and R. L. 666 at the railway bridge, the former being a maximum, owing to the levels of the Barari plain, where the low-lying lands are not sufficiently or possibly not at all submerged by a lake, ponded to some such level, it would be necessary to raise such low-lying lands above lake level, to prevent the existing evils of a malaria nidus continuing in the future.

7. *The cost of the reclamation of the civil Bela and building sites on the east bank.*—One of the points raised by Sir Bradford Leslie in propounding his scheme is the necessity of reclaiming 320 acres of land on the river side from Chandrawal to Selimgarh Fort. This it is proposed to carry out by dredging, and the creation of building sites and the formation of a lake side boulevards are formulated. This work is treated by Sir Bradford Leslie as being essential. It will be instructive therefore to consider what work this portion of the scheme would involve.

In the first place the area of 320 acres will have to be filled up to an average depth of some 12 feet, and this necessitates the shifting of six millions of cubic yards of material. Taking Sir Bradford Leslie's estimate of one shilling per cubic yard, the cost of this would be £ 300,000.

On the east bank, too, reclamation is necessary, and assuming that raising to a height of eight feet above existing ground level is adjudged sufficient, and that the width of reclaimed land is only 100 yards, then the amount of material to be shifted to make this reclamation some six miles in length would be some $2\frac{3}{4}$ millions of cubic yards at a cost of £167,000.

Sir Bradford Leslie, however, also contemplates the creation of a settlement for Indian subordinates on the east side of the river. The area required is one square mile and as such a settlement would have to be comparatively near the Government offices, only some three miles of the reclamation of embankment could be used for that purpose, or 100 acres, so that some 500 acres more of artificially raised land would be required. This means the shifting of a further $6\frac{1}{2}$ millions of cubic yards at a cost of £325,000. In addition the reclamation embankment must be revetted, and even if this is done as cheaply as possible, taking the risk of possible scouring which may be considered advisable in view of the fact that the buildings would not be very valuable ones, the cost would less than £25,000.

But, in addition to this, on the west bank reclamation, a retaining wall on the lake side would be an essential, as otherwise scouring and undercutting by the river in high flood would endanger the stability of the reclaimed land and render it unfit for building sites or for the creation of a fine boulevard. Sir Bradford Leslie recognises the necessity for a stone-faced embankment. Such a retaining wall would have to be constructed on wells, founded on the clay substratum; unless this work were very soundly built the danger from scouring to the valuable buildings would be too great to be contemplated. The cost of such a retaining wall, with its superstructure forming an ornamental balustraded wall along the the boulevard, would amount to some £450,000.

In fine, the absolutely necessary work, excluding all question of further desirable reclamation, would cost not less a sum than £942,000, and in addition to this is the cost of the weir and training works below the bridge. While, if further reclamation for the purposes of a settlement on the east bank is made, the additional cost would be £325,000.

The cost of the reclamation of the 320 acres on the west bank would therefore be £750,000. This is equivalent to an outlay of over Rs. 7/4/0 per square yard or nearly ten shillings, and this is the cost over the whole area, including roads, open spaces, &c., so that probably the cost for actual building sites would be nearer Rs. 30 or £2 per square yard.

As Sir Bradford Leslie states that the weir must be first constructed to give sufficient depth for the dredgers to be floated, it is clear that this reclamation cannot proceed *pari passu* with the construction of the buildings of the new city, but must await the completion of the weir. In other words the weir is an essential feature of Sir Bradford Leslie's scheme on all grounds and is the first item of construction to be proceeded with.

A bridge will be required to supplement the motor launches.—Communication with the suburb on the east bank is to be by covered motor launches plying between piers; this assumes that it will never be necessary to lower the lake below a navigable depth, a contingency that must frequently occur if the storage is to be of any value to the Agra Canal, and therefore communication by a suitable bridge should be added to the cost of the development of a building area on the east bank.

No. 228j.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, March 6th, 1913.

MY DEAR SWINTON,

I send herewith 12 sets of the papers about the Delhi site. I presume that you will treat them as confidential.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURES.]

North and south reports, &c., &c., excluding Viceroy's Memorandum, dated the 4th March 1913.

No. 229.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

Delhi, March 6th, 1913.

[Private.]

MY DEAR DuBOULAY,

Will you kindly see the notes on pages 15 to 19 of this case, also paragraph 5 of page 14? If possible I would prefer not to tell my Hon'ble Member that I must let His Excellency see the case and take his orders; also I would prefer not to trouble His Excellency in the matter. If, however, His Excellency is under the impression that Sir Guy is negotiating with Baker he should be undeceived at once. I should be very glad to have your advice in the matter.

Yours sincerely,

(Sd.) W. B. GORDON.

No. 230.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India,
Public Works Dept.

Viceregal Lodge, Delhi, March 7th, 1913.

MY DEAR GORDON,

As explained on the telephone the Viceroy is himself dealing with the question of the agreement between Government and Messrs. Baker and Lutyens. So I return this file.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

Public Works Department *re* engagement of Sir Swinton Jacob and Mr. H. Baker in connection with the designs and buildings of the Imperial Secretariat and other large works in Delhi returned.

Ne. 231.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Delhi, March 7th, 1913.

MY DEAR DuBOULAY,

I have been discussing with Keeling the draft agreement proposed by the architects. I should be much obliged if I could be allowed to discuss it with the architects as there are certain points which are obscure.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

No. 232.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Viceregal Lodge, Delhi March 7th, 1913.

MY DEAR HAILEY,

His Excellency approves of your discussing with the architects the proposed terms of the agreement with them.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 233.

At a meeting of the Executive Council held today the Government of India considered the reports of the town planners, and of the Military and Medical Committees appointed for the purpose, and decided to adhere to their decision in favour of the southern site as the seat of the New Capital at Delhi.

7-3-13.

No. 234.

Viceroy to Secretary of State.

Telegram P., No. 93, 8th March 1913, 4 p. m.

Private. Please refer to my private letters of the 23rd and the 30th January regarding new Delhi.

The possibility of utilising the northern site and Sir Bradford Leslie's scheme have been carefully studied by the experts and have been condemned. The sanitary reasons against them are overwhelming, while the military objections are serious. There are other drawbacks also. My Council and I have decided therefore that the southern site selected by the experts must be adhered to. Personally I think the southern site has very great advantages. I am sending you all the papers by Montagu, who left today. In my opinion it would be useful if the report of the experts on the choice of a site were now published. If you agree, please let me know when you do so, so that I may also have it published here.

No. 235.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Delhi, March 8th, 1913.

MY DEAR HAILEY,

I should like to know what you think about this before I show it to His Excellency.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

Letter from Sir James Dunlop Smith, dated the 18th February, 1913, with enclosure (letter from Mr. A. H. Benton, dated the 14th February), regarding the correct spelling of the word "Delhi".

No. 235a.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, March 10th, 1913.

DEAR DUBOULAY,

I enclose Mr. Cotes' "brief summary" with notes upon it.

I hope the notes will meet the case.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

[ENCLOSURE TO THE ABOVE LETTER.]

THE CASE FOR THE NORTHERN SITE.

(Brief Summary.)

Put in the briefest and most concrete shape, and excluding political and sentimental considerations, important though they also be, the case for the northern site is, that it would reduce cost of the new capital enormously, shorten the time required for building it, and decrease inconvenience to the administration of the country while building was in progress; also that, when completed, the buildings would be vastly more stately and commanding than if the southern site, which has neither Ridge nor water-front, were chosen.

Of the above striking advantages, those which relate to the superiority of the Ridge and water-front have never been challenged, though their importance is apparent, and they have been fully discussed in the public press. I pass therefore to the consideration of health, expansion, defence, cost and speed of construction, which are all matters of first-rate consequence in connection with the site.

As regards health, to which I give prominence, there is nothing to prevent the Durbar area and low-lying land on the Meerut side of Jumna, being drained at reasonable expense, thereby making the northern site exactly as healthy as the southern. Two cases which are comparable, and where success has been achieved without undue cost, have come under my personal observation. They are those of the Chalgrove country in South Oxfordshire, where underground drainage, in somewhat similar soil, has actually been made to pay, on land the annual value of which, after improvement, was only thirty shillings per acre; and of Calcutta, where great improvement has also been effected, though in this case there is hardly any natural fall whatever. It is fair to suggest that these, or similar cases, where large areas, of the kind requiring treatment in Delhi, have been rendered healthy by drainage, should be fully examined.

As regards expansion, it may be observed that bazaar improvement is all that is necessary to make the entire south site available for the expansion of the northern, thereby removing all question of want of space. I should add that such bazaar improvement will have to be done, in the interests of the capital as a whole, quite irrespective of whether the Government buildings be located in the south end or the north. Fortunately it can be done cheaply in Delhi, where, as I shall presently show, the conditions are totally different from those obtaining in London and other cities which have reached full growth. The rocky slopes of the Ridge can be made suitable for building sites by treatment similar to that adopted upon a large scale in Prince Rupert, British Columbia; while to convert exposed, and therefore intensely hot rock face, into cool and shady building sites, sufficient covering of earth only is necessary. Mr. Keeling has agreed that the Ridge could be covered with earth one foot thick at about the rate of ten rupees per thousand cubic feet. This works out to only a few hundred rupees per acre, or not many lakhs for treating the whole $3\frac{1}{2}$ square miles required for the cantonment buildings. I would suggest that these figures be further tested, since, if they be correct, the claim which has been put forward by my critics, that the cost of such treatment would be too high to be considered, cannot be sustained. The cost of rock removal is not included in this estimate, as it is likely to be balanced by the value for building purposes of the stone extracted. It may be noticed that in British Columbia the pay of the unskilled labourer required for such work is about two and a half dollars per day. In Delhi therefore, where the corresponding figure is seven annas, the rates should be considerably lower.

I may add that if the houses of the subordinates were relegated to the Rohtak Road, where plenty of space is available on healthy ground, and whence the men could be brought conveniently into office daily by electric tram, all question of congestion in the neighbourhood of the Ridge would be removed, since only public buildings and houses for higher Government officers would then be located there.

The question of defence offers no difficulty in the case of the northern site, since the country on the western slope of the Ridge is either open already or else easily capable of being made so, by the improvement of the bazaars that stand in the way. It follows that with cantonment located, as proposed, anywhere on the western slope of the Ridge, the entire Ridge area from Wazirabad to Raisena could easily be commanded.

I have now pointed out that, as regards distinction, the northern site is infinitely preferable to the southern; that, in the matters of defence and expansion, it is not appreciably inferior, and that in the important qualification of health it can be made exactly as good as the southern. I turn to the questions of cost and the time required for building. The principal point, as regards cost, is that whereas useful houses, offices, railways, roads, water-supply and sewers are already in existence on the northern site, there is nothing of

the kind on the southern. This means financial saving which may be placed roughly at from one to two million sterling in favour of the northern site, the railway alone accounting for over a crore. The contrast does not end here, since the difference in speed of construction in favour of the northern site is equally striking. I must here point out that the Government of India, being already located in the northern area, could utilise every newly-constructed building there as fast as it was put up. On the other hand, buildings erected on the southern site would be too far away to be of any practical use whatever, until the entire Government suburb had been completed, including both houses and offices, when they would have to be taken possession of, by a general exodus from, the present seat of the Government.

In other words, under the northern scheme at least a million sterling would be saved, while public convenience would be greatly served, since Government could be properly housed in one or two years (except as regards public buildings, which must be built gradually); whereas, under the southern, Government must remain in tents and other temporary shelters, on the land that the sanitary experts have objected to, in its present undrained state, until the whole south city was finished and ready to receive them, which could hardly be for another eight years.

These facts afford such conclusive condemnation of the southern scheme that many attempts have been made to disprove them. They have stood all tests, however, so far. Their critics say—(1) that it would be inconvenient to have large public works in progress in the locality where the Government was in camp; (2) that a suitable lay-out for the northern site would involve scrapping the entire Civil Lines immediately; (3) that work on the northern site cannot be allowed to go on gradually during the part of the year that Government is at Delhi (which would eliminate the labour inconvenience), because this would enhance cost; (4) the further point has been taken that the cost of drainage work in the Durbar area, and of the taking up of houses in the Civil Lines, ought to be set to the debit of the northern site against the large saving I have mentioned under the headings of railways, roads, buildings, water, light and sewers.

No details, however, have been published of these objections, and they all break down when examined closely. For example, the "inconvenience" conjured up can be avoided by the simple expedient of allowing work to go on at full speed during the hot weather when labour is generally plentiful in Delhi, and when the Government is not in the place, and at low speed in the cold weather, which would suit both Government and cooly, since the former would thus have a quiet time when at Delhi, and the latter would be able to return to his land at a time of the year when his principal crop was maturing. The alleged need for scrapping the Civil Lines immediately cannot be fully discussed in the absence of any published lay-out claiming to require such

heroic stimulus. I may point out, however, that this item of the "inconvenience" argument would vanish, if the obviously desirable course were adopted of leaving the Civil Lines alone, until after all possible houses had been constructed on the large area of vacant land manifestly available on and about the Ridge and on the Rohtak Road.

As regards the allegation that the work must be rushed in order to get it done cheaply, it is only necessary to recall the well-known fact that wages are pushed up, and not down, when large demands are made upon labour. It is also pertinent to recall that no great inconvenience was experienced, some years ago at Simla, when the large Secretariat buildings, on the Gorton Castle Estate, were being built, though this was in the heart of a much more congested locality than is the Ridge. Yet the cost of the offices in Simla was very reasonable.

The endeavour to spoil the vastly superior northern site balance sheet, by charging to it the cost of draining the Delhi Durbar area and the acquisition of house property in the Civil Lines, also breaks down when looked into. Such draining must be undertaken, in any case, in the interests of the health of the new capital as a whole, and quite irrespective of whether the persons to be protected from malaria be Government officers or other subjects of His Majesty. It is out of the question to suppose that the Government of India would consent to the spending of the revenues of the country on supplying themselves with every sanitary convenience at one end of their new capital without also seeing that health was made equally possible for dwellers at the other end. It may also be pointed out that the cost of acquiring house property in the Civil Lines cannot rightly be set against the northern scheme account without also taking into consideration, as an offset, the large income derivable from the property acquired, since the transaction should, so far from being a loss to Government, afford a handsome profit, having regard to the enhancement of values certain to arise within the next few years, which must be far greater in the more centrally placed and populous northern area than in the more remote and sparsely inhabited region to the south.

I may add, in connection with this much misunderstood question of the acquisition of bazaars and bungalows to provide for expansion, that far too much attention has hitherto been paid to the initial cost and altogether too little to the value of the property acquired. The latter, in the special conditions obtaining in a city which is under conversion into a capital, is certain to double and quadruple itself in very few years; thereby offering opportunities of operating at a profit instead of making a loss. This is a state of thing not obtaining in London or any other fully developed city, and the objection therefore that slum improvement in Delhi must be expensive, because slum improvement in London has proved so in no way represents the position. Much would of course depend upon the adoption of businesslike methods. There is no apparent reason, however, why the Government of India, with

cheap capital and powers of compulsory purchase, should not be able to do as well as the private individual who has no such help.

DELHI,
The 1st March 1913. }

E. COTES.

A. REPLY TO MR. COTES' BRIEF SUMMARY.

I enclose some notes which have been put together to deal categorically with points in Mr. Cotes' summary; but I add these—

It is impossible to exclude political and sentimental considerations, but both sides should be weighed. There is not only a Mutiny side, but an Indian side. Neither should be unduly forced.

All experience goes to show that the choice of a northern site would neither reduce cost, shorten time, nor decrease inconvenience. In each case the tendency would be in the other direction.

The æsthetic charms of Ridge and water are universally admitted, but they exist on the south site equally with the north and may be even more conveniently worked in.

Mr. Cotes must not imagine that, because he has not been answered in the public press, no answer was possible.

It is interesting to know that he gives such prominence to health and has personal experience in drainage difficulties, for then, when he has the opportunity of perusing the reports of the medical authorities and qualified engineers who have given much time and serious thought to this important question, he will realise that the low-lying ground on the north cannot be drained at reasonable expense, and will never be as healthy as the higher ground on the south.

It would have been instructive had Mr. Cotes explained what he means by "bazaar improvement"; and told us the number of crores which he would advise the Government to sink in speculative destruction. Also how he would meet the inevitable discontent. He seems to have lost sight of one important point. Land to the south of Shahjehanabad is conveniently near, clear of buildings, cheap to buy and quite unlimited in area. Under these circumstances does he seriously contend that it is a better business proposition to go where he has to purchase house property at heavy cost, turn out the inhabitants and send them elsewhere, clear the ground and reduce it to its agricultural value once more before he starts to build?

G. S. C. SWINTON,—10-3-13.

APPENDIX.

*Mr. Cotes' assertions.**Reply to Mr. Cotes' assertions.*

1. That there is no engineering difficulty in draining the Durbar area and the low-lying area on the Meerut side of the Jumna.

2. That this can be done at reasonable cost.

3. That the carrying out of such work would make the north site exactly as healthy as the south.

4. That there is hardly any natural fall whatever at Calcutta.

5. That the south site is a suitable area for bazaar expansion.

6. That the Rohtak Road is a suitable area into which to relegate subordinates.

7. That an electric tram service is a suitable way to bring the clerks to office.

8. That one foot of earth-covering on the ridge would make hot rock into cool and shady building sites for troops.

1. The Durbar area is several feet below the normal high river of the rainy season and cannot be guaranteed against flooding by any engineering work whatever; not even by pumping at times when rainfall coincides with high river.

2. The cost of draining would be very great involving the construction of protection embankments, drains and pumping plant, and even then the area below 680 would be flooded at times of heavy rainfall.

3. The soil to the west of the Ridge is a stiff retentive clay which would not be as healthy as that of the south site which is a porous loam; even if good drainage were possible from an engineering point of view, which it is not.

4. At Calcutta there is now normally good drainage. It is true that at abnormal high river this disappears, but there was nowhere else to build, and Calcutta is obliged to put up with periodical floodings of its lower lying streets. Moreover it has taken many generations to make Calcutta as healthy as it is now.

5. The extensions of the existing city will be naturally to the west, where all the railway facilities are, and not to the south.

6. If Government places its establishment along the Rohtak Road it will hem in and cram the commercial quarter of the town and cause high rent values and congestion in the city, producing slums.

7. Electric trams could not be made to pay with traffic such as they could get from taking clerks to and from to office once a day during one half of the year only. Possibly motor omnibuses might be used.

8. One foot of earth would not cover rock sufficiently to prevent it heating the ground, it would be dissipated and wash away in duststorms and rain. A very elaborate construction of terraces with a considerable depth of soil will be needed to make the Ridge tolerable for troops stationed there all the year round.

Mr. Cotes' assertions.

9. That such work could be done for £30 an acre (43,560 cubic feet at Rs. 10 per cent.)

10. That the cost of rock removal need not be included in the estimate, as the stone has value for building purposes.

11. That $3\frac{1}{2}$ square miles in this situation would suffice for a cantonment.

12. That the Sabzimandi Bazaars could be easily improved out of the way of interference with the Military Command from Wazirabad to Raisena.

13. That it is as easy to defend a city on the north site as on the south.

14. That as regards distinction the northern site is preferable to the south.

15. That in powers of expansion it is not appreciably inferior.

16. That for health north can be made exactly as good as the south.

Reply to Mr. Cotes' assertions.

9. That this could not be done for many times the sum quoted by Mr. Cotes which would not even suffice to carry the inadequate quantity of earth he specifies from the borrow pit to the site much less compensate for the valuable land denuded of its surface soil. It must be remembered that the lead is uphill.

10. The surface rock is weather worn and quite unsuitable for use in buildings.

11. Supposing a cantonment could be built in such a situation, $3\frac{1}{2}$ square miles do not exist in juxtaposition to the city, nor would it suffice if it did. The Ridge is only $\frac{3}{4}$ th mile wide south of the city.

12. Any treatment of the Sabzimandi area will be very expensive, and the removal of the factories would be resisted by the commercial community.

13. The Military authorities do not agree with Mr. Cotes.

14. The merits of the two sites in this respect may not appeal to all in the same way and no preference can be claimed for one over the other except by partisans of the site in question.

15. No expansion is possible on the north site, and it threatens to block the possibilities of Commercial expansion to the west, its natural outlet.

16. The north side is now more malarious than the south; any extension of building must bring the people nearer to the mosquito breeding grounds. While the south is already practically free from malaria any building done will free it more and more of breeding places. The medical authorities also point out that tuberculosis is increasing very much in India and that damp clay soil should be avoided.

Mr. Cotes' assertions.

17. That one to two millions can be saved in useful houses, offices, railways, roads, workshops and sewers on the north site.

18. Of this $\frac{1}{3}$ is due to savings in railways.

19. That a million sterling could be saved by Government going into buildings as got ready.

20. That Government could be properly housed in one or two years (except as regards public buildings) on the north site.

21. That Government cannot be housed for eight years on the south site.

22. That Government is now pitched on land that the sanitary experts have objected to.

23. That labour is generally plentiful in Delhi in the hot weather.

Reply to Mr. Cotes' assertions.

17. This is a serious miscalculation. It may be claimed for the north site that it will not be more expensive under the sum total of the services enumerated, but that is the utmost the estimates can be stretched to.

18. The railway development of Delhi must cost much the same whichever site is chosen, but the advocates of the north site cannot show $\frac{1}{3}$ of a million of money against the south site, as this is an outside figure for the total cost of railway extensions that on any system of argument can be charged to the south site.

19. As Government is paying no rent worth mentioning, the saving would be inappreciable.

20 & 21. It is possible to build on one site as quickly as on the other if the work is allowed to proceed uninterruptedly. There would be much less interruption of the south, and therefore a southern city should be completed more quickly than a northern.

Mr. Cotes makes a point when he says that during the process of building it will be difficult for the completed buildings on the south to be of use to the temporary capital on the north. There will doubtless be inconvenience for one or even two cold winters, but this could be met by telephonic and inter-traffic arrangements. Anyway the inconvenience would not be comparable to what would result from carrying on building operations all round offices and bungalows which were in use.

22. Government is pitched at present on the higher, drier and more salubrious parts of the north site, to which no exception has been taken from the point of view of health, except that they are menaced by their proximity to the Bela and the marshes of the Durbar area; it is at present possible to house the Government of India people at a safe distance from these.

23. It has happened that circumstances have compelled the construction of large works in two successive hot winters, but this has greatly increased the difficulty and cost of the work.

Mr. Cotes' assertions.

24. That the cooly returns to the land in the cold weather, that being the time of the year that his principal crop is maturing.

25. That rushed work necessarily means large demands on labour and higher wages.

26. That the building of Gordon Castle Secretariat, Simla, caused no great inconvenience.

27. That the cost of these offices was very reasonable.

28. That it is necessary to drain the Durbar area whether the north site is built on or not.

29. That the acquisition of the Civil Lines would yield a handsome profit by enhancement of values.

30. That the economics of acquiring bazaars and bungalows is not understood.

Reply to Mr. Cotes' assertions.

24. The principal crop is the wheat or spring harvest the cutting of which begins about the last week of March in these parts. From November to March inclusive are the months when unskilled labour is obtainable in almost unlimited quantities. Skilled labour does not go to harvest and is available all the year round, except that, when wages are good, preference is given to work that does not compel working in May, June and July, when the air is hot and dry.

25. By rushed work in this connection the context shews the meaning is work organised to proceed continuously and methodically; there is no reason why such work should cause rates to rise seeing that the volume of it can be foreseen and a sufficiently large labour market tapped. Whereas intermittent work leads to idling and loss of wages to coolies and their contractors and is unpopular and therefore expensive.

26. Every one who was in Simla at the time knows that this building dislocated traffic, caused dust and noise, and was a nuisance while it lasted, as the rebuilding of the Town Hall will be.

27. The great cost of the work was the subject of an investigation, but this was due to the expensive nature of the design; but reference to it was unfortunate on Mr. Cotes' part as shewing that he knew very little about his reference.

28. This cannot be admitted. There is no more need to drain the Durbar area than any other of the thousands of square miles of marsh lands in India that are adjacent to villages that suffer malaria. Doubtless we all look forward to the day where drainage will have greatly reduced the breeding places of the mosquitoes as it has done in England, Europe and America, but it is not obligatory to start this at once at Dahirpur to the north if the new capital is built at Raisena to the south.

29. This is an unfortunate miscalculation for Government must buy for their own use; once acquired and built upon they cannot exploit the area in the property market.

30. Government is not without experience in these works.

Mr. Cotes' assertions

31. That initial cost is not the ruling factor but the value of the property acquired.

32. That property will double and quadruple itself in a few years.

Reply to Mr. Cotes' assertions.

31. This may be in the case of land speculators, but Government will build new buildings and continue to occupy them for ever, so that the first cost is the only one that counts in the problem. Mr. Cotes seems to forget that when buildings are purchased simply to be pulled down, they have no value whatever.

32. The most sanguine believers in the expansion of Delhi will acknowledge that this is an exaggeration, if at all likely to be true it offers an argument for the south site, where Government can provide cheap healthy land for building and thus prevent the evils of overcrowding that must ensue if property becomes very expensive.

No. 236.

Secretary of State to Viceroy.

Telegram P., 11th March 1913, 1-30 p. m. (Recd. 11th, 10 p. m.)

Private. Delhi. Please refer to your private telegram of March 8th. I am glad of your decision in favour of the southern site, which I am sure is right. As to the publication of the Experts' report, I agree. I presume that papers to be published will include original report of Experts in favour of south site, together with later report you mention now on the way home with Montagu, in which north site is examined and rejected. Is anything further to be included? If so, I will be glad if you would telegraph precise schedule.

No. 237,

Secretary of State to Viceroy. (Finance Dept.)

Telegram, 11th March 1913, 5-50 p. m. (Recd. 12th, 7 a. m.)

Your Financial Despatch No. 33, dated 7th February last. Powers of Chief Commissioner, Delhi, in regard to expenditure of public works. I sanction your proposals.

[ENCLOSURE.]

No. 33 OF 1913.

GOVERNMENT OF INDIA.

FINANCE DEPARTMENT.

SALARIES, ESTABLISHMENTS, &c.Public Works.

To

THE MOST HONOURABLE THE MARQUIS OF CREWE, K. G.,

*His Majesty's Secretary of State for India.**Delhi, the 7th February 1913.*

MY LORD MARQUIS,

We have the honour to refer to the correspondence ending with Your Lordship's telegram, dated the 9th October 1912, regarding the financial powers of the Chief Commissioner of Delhi, and to submit our proposals regarding the powers to be granted to the Chief Commissioner in respect of expenditure on public works buildings and projects.

2. Our present recommendations have reference only to the powers of the Chief Commissioner in respect of the ordinary Public Works expenditure of the Delhi Province and do not apply to his powers in connection with the project for the construction of the new Capital. The question of the agency to which the latter task is to be entrusted is now under our consideration, and we may find it necessary to make special arrangements for its execution and to define in a special manner the position of the Chief Commissioner, as the Local Government of the Delhi Province, in relation to it. We shall, if necessary, address Your Lordship further upon this point.

3. For the present we are of opinion that the powers of the Chief Commissioner should be restricted to works in the Province of Delhi unconnected with, and not affecting the project of the new city. In respect of such works we propose to confer on him the powers of sanction of the Head of a Minor Administration over Imperial ordinary projects, that is to say, up to Rs. 20,000 where the estimate does not include charges for establishment, tools and plant, or Rs. 25,000 where such charges are included. We also propose that, as subsidiary to these powers, the Chief Commissioner should exercise the powers of a Local Government in respect of the purchase of stores for ordinary Public Works Department purposes, under Appendix 30, Public Works Department Code, Volume III.

4. We have decided that the administration of the canal system lying within the Delhi Province should remain as heretofore in the hands of the Government of the Punjab. It is, therefore, not necessary to confer powers on the Chief Commissioner in respect of irrigation works and projects.

5. We trust Your Lordship will accept our proposals. The matter is of some urgency, and we solicit your orders by telegram.

We have the honour to be,

MY LORD MARQUIS,

Your Lordship's most obedient, humble Servants,

(Signed) O'MOORE CREAGH.

„ GUY FLEETWOOD WILSON.

„ R. W. CARLYLE.

„ S. H. BUTLER.

„ S. A. IMAM.

„ W. H. CLARK.

„ R. H. CRADDOCK.

No. 144-Gl. (E. B.)

Copy forwarded to the Public Works Department.

By order, &c.,

H. G. STOKES,

Officer on Special Duty under the Govt. of India.

No. 238.

To HIS EXCELLENCY THE EARL DENMAN, G. C. M. G., Governor-General of the
Australian Commonwealth, Melbourne.

Viceregal Lodge, Delhi, March 11th, 1913.

MY LORD,

With reference to your despatch, dated the 18th December 1912, I have the honour to acknowledge the receipt of the eight principal designs selected by the Commonwealth Government for a Federal Capital City.

I have also to acknowledge the receipt of your despatch, dated the 20th January 1913, forwarding a copy of Parliamentary Paper, No. 65 of 1912, containing the report of the Departmental Board appointed to investigate and examine the designs.

Permit me to take the opportunity of tendering to Your Lordship my sincere thanks for your friendly offices in this matter.

I have the honour to be,

MY LORD,

Your Excellency's most obedient servant,

(Sd.) HARDINGE OF PENSHURST.

No. 239.

Viceroy to Secretary of State.

Telegram P., No. 98, 12th March 1913, 4-30 p. m.

Private. Please see your private telegram of yesterday regarding Delhi.

I should be glad if only the original report of the Experts in favour of the southern site were published at first. This I propose to publish next Monday.

The report on the northern site, which I have sent you by Montagu, is only in draft form, and I have not received a signed copy yet. As soon as I do so, I will let you know by telegraph if it contains any alterations and which of the other papers should be published with it.

COMMUNIQUE.

The Delhi Town-planning Committee arrived in India in April 1912. Prior to their return to England at the end of June, they submitted a report to the Government of India on the choice of a site for the new Capital at Delhi. The site which they recommended for selection was the plain, stretching down to the east from the Ridge to the south-west of Delhi, on area bounded by the city of Delhi on the north, by a line drawn from the Delhi Gate of the city to Safdar Jang's tomb on the east, and by the Ridge on the west. It was arranged that the Committee should return to Delhi in order to see the late autumn and winter conditions of Delhi, and that they should submit their report on the town-planning and lay-out of the new Capital before the close of the cold weather. The Committee have now completed this work and a draft of their report on the lay-out of the new city on the southern site has been submitted to the Government of India.

2. The first report of the Committee on the choice of the site, though placed in the Library of the House of Commons, has not yet been made public. Certain considerations arose which made it desirable before taking this step to ask the Committee to submit a special report on the northern site. Sir Bradford Leslie, a distinguished Engineer with Indian experience, had put forward a definitely constructive scheme for siting the new Capital to the north of the present city. At the same time a considerable volume of feeling, in favour of the northern site, found voice, and the advantages of this site were strongly advocated in the public press. In their former report the Committee had come to the conclusion that the requirements of the Government of India—a healthy capital city to be laid out on a large scale and occupied for seven months of the year—postulated an area which could not be made available except at prohibitive expense on the northern site. The Committee were therefore requested to investigate the possibility of effecting such reductions in the proposed area as would render it feasible to accommodate the new Capital on the northern site; and were further requested to examine the advantages of Sir Bradford Leslie's scheme.

3. The Committee, after a careful consideration of methods of reducing the area required, have concluded that, even when excluding land for extensions and for the location of a military cantonment, the area needed for the new Capital alone could not be reduced below five square miles. Sir Bradford Leslie's scheme was subjected to a special investigation by them. The chief points of this scheme are that the submerging of the Jumna riverain is an operation which is essential in any a case in order to render the present city of Delhi salubrious, and that, if this is effected by constructing an overfall weir at Ferozshah Kotla, there is a possibility of placing a new Capital north of the present city with fine architectural features in an ideal scenic setting

with a lake-front. He claims that the production of a supply of electrical energy at the weir would render his scheme remunerative, and that the selection of the northern site with its contiguity to the present main railway station of Delhi would mean a considerable saving in new railway expenditure. He also holds that the gradual construction of the new Capital on the northern site in proximity to existing accommodation would prevent undue hurry in construction, and enable the Government of India to work more efficiently by continuous expansion of their camp offices during the process of construction.

4. The views expressed by the Committee in regard to his scheme are unfavourable. They hold that the salubrity of the present city of Delhi could be obtained by a much less expensive form of river treatment. Unless confined within restricted limits by expensive works, his lake would flood a large portion of the Barari plain and very wide expanses of land on the left or east bank of the river. The lateral loss by percolation is likely to be great and to affect prejudicially the subsoil water, which is already inconveniently high in this area. His proposal to place the Imperial Capital on two square miles of land north of the present city, and between the city, the Ridge, and the river, with half a square mile of reclaimed river frontage added, *plus* a provision of land on the west of the Ridge for extensions, and a further area on the east of the river on an artificially raised embankment for minor residences, is made in ignorance of the minimum area requirements for the new Capital. The raising of the half mile of foreshore on the west bank and the creation of building land on the east bank would be a very expensive and lengthy operation. Even after its completion it would not be possible to build for some time to come on the reclaimed areas. The area for future expansion would be in the vicinity of the flooded Barari plain. Expensive pumping, or even more expensive artificial raising of the soil level, would be required to keep this area even reasonably healthy. The cost of the acquisition of the present Civil Lines would be great, and would cause great inconvenience to the existing commercial community. While the present main railway station of Delhi could no doubt be used, it would require a facade to the north, and the approaches to it would need reconstruction through urban property—both expensive items. The argument that by gradual addition to the existing accommodation on the northern site the Government of India could by degrees increase their office and residential accommodation, and would achieve a capital city *in esse* at an earlier date and with less inconvenience during the process of creation, will not stand examination. The river frontage would not be fit to build on for a number of years. The demolition and reconstruction on the rest of the site would actually reduce the existing accommodation in the early years of the project, while the vast accumulation of labour and material and the blocking and destruction of communications would render life in the Civil Station both unhealthy and inconvenient. Finally the Committee have been able to show

that the production of electrical energy would be small; the conditions of the flow of the Jumna preclude the possibility of utilising even this small supply of power continuously throughout the year; and as a matter of fact, most of the energy provided by the storage would be expended in remedying evils created by the storage itself.

5. The Committee next considered the more general arguments adduced in favour of the northern site. The problem before them was to decide whether it would be possible to accommodate a city occupying five square miles on this area. The total extra cost of locating a city on the northern site instead of the southern site is estimated by them at £872,000, the excess expenditure being due to the extra cost of land, the diversion of the Najafgarh drain, the treatment of the Western Jumna Canal, the river training works, the raising of low-lying areas, and the construction of a river frontage. These operations are all essential if an area of the required extent is to be made available, and if that area is to be made healthy. The advice of the military authorities was sought by the Committee on the subject of cantonment areas. It was found that no provision could be made for a cantonment on the northern site in any position which can be considered satisfactory. The Medical and Sanitary Advisers of the Government of India were also consulted, and gave it as their definite opinion that no doubt could exist as to the superior healthiness of the southern site, the medical and sanitary advantages of which are overwhelming when compared with those of the northern site. The medical statistics relating to the northern site prove incontestably that, whatever might be its advantages, its selection for the new Capital would be rendered impossible by the unhealthiness of the surrounding area. The disposal of sewage on the northern site offers also exceptional difficulties. Then again there is no room for expansion except in the direction of the lands irrigated by the Western Jumna Canal or the Barari plain, both undesirable from the point of view of health, soil and drainage. The desirability of excluding a certain portion of the Ridge from the area to be used for building, and the proximity of the undesirable manufacturing suburb of Sabzi Mandi, would render arrangements for any lay-out on the northern site cramped and inconvenient.

6. These considerations strip the northern site of all practical and economic advantages, and leave it with only the support of the claims of sentiment and the association of present use and amenities. The Committee, however, have been able to show that their proposal to place the new Capital on the southern site has certainly not less to commend it from the stand point of sound sentiment and historical feeling, while the temporary amenities of the northern site have no weight when no placed in the balance with the permanent needs of the future. Such amenities, as now exist on the northern site, will be preserved, and, receiving in future with the old city of Delhi their fair share of development, will form an attractive and important addition to those of the

Imperial Capital. It is intended to make public as soon as possible the first report of the Committee on the choice of a site for a new Capital and the subsequent special report on the northern area.

12-3-13.

No. 241.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, March 12th, 1913.

MY DEAR SWINTON,

With reference to our conversation of the other day, I talked the matter over with the Viceroy, and I found that he agreed generally with what I said to you, and he will be grateful if you would now complete your report on the northern site with the greatest possible expedition. He desires to possess, with the least possible delay, a signed report on the lines of the rough draft report that you have already submitted which he can send home to the Secretary of State and issue to the public. When the report is quite ready, the difficulty about Brodie's signature can be got over by sending him a copy to sign, and he can send out a wire to say that he has signed it, which would be sufficient, and that would save considerable delay.

The Viceroy is particularly anxious that no time should now be lost in the matter.

Yours sincerely,
(Sd.) J. H. DUBOULAY.

No. 242.

Secretary of State to Viceroy.

Telegram P., 13th March 1913, 1-20 p. m. (Recd. 14th, 5 a. m.)

Private. Delhi. Please refer to your private telegram of 12th instant. Your publication will, I presume, include the two maps, without which interest of the report would greatly lose. I could have got report, without the maps, reprinted by next mail as a command paper. But the maps are essential, and I am afraid I must ask you to postpone publication in India until I can receive by mail from you eleven hundred copies of report with maps for presentation to Parliament. Our real difficulty is with press. If the newspapers here could not obtain text for some weeks after publication in India, there would be wide-spread complaint.

No. 243.

Secretary of State to Viceroy. (P. W. Dept.)

Telegram, 13th March 1913, 10-35 p. m. (Recd. 14th, 8 a. m.)

See enclosure to my Public Works Secretary's letter No. 202, dated 24th January last. Please telegraph whether, and if so, for what period, Baker's temporary engagement has been extended, and date of his arrival at Johannesburg.

 No. 244.

FROM CAPTAIN G. S. C. SWINTON.

Experts Camp, March 13th, 1913.

DEAR DUBOULAY,

I enclose herewith a proof, corrected in places in red ink, and a map, in case the Viceroy wishes to send them to Lord Crewe by the outgoing mail.

It was impossible to get a fresh print in time.

In case the Viceroy wishes that Lord Crewe should be in possession of a signed copy before the report is published, this will save a week. Lord Crewe has of course already been sent, by Mr. Montague, a copy of the Medical report.

Yours sincerely,

(Sd.) G. S. C. SWINTON.

 No. 245.

TO CAPTAIN G. S. C. SWINTON.

Delhi, March 13th, 1913.

MY DEAR SWINTON,

I received the proof all right, and it has gone home for Secretary of State's information. You will doubtless let me have copies for the Viceroy, &c., as soon as possible.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 246.

FROM THE HON'BLE MR. E. D. MACLAGAN, C. S. I., Secy. to the Govt. of India,
Revenue and Agricultural Dept.

Delhi, March 13th, 1913.

MY DEAR DUBOULAY,

With reference to your demi-official letter of the 2nd November 1912, I am desired to inform you that Mr. Griessen has accepted the appointment of Superintendent of gardening operations in the new City of Delhi and that he will join his appointment early in April.

Yours sincerely,
(Sd.) E. D. MACLAGAN.

No. 247.

TO F. H. LUCAS, Esq., C. B., &c., Private Secy. to the Secy. of State for India.

Viceregal Lodge, Delhi, March 13th, 1913.

MY DEAR LUCAS,

Mr. Montagu has brought home the rough draft of the Experts' report on the Northern site.

The Viceroy desires me to send herewith a proof (corrected in red ink) of their actual report on the Northern site. You will see that it differs slightly from the rough draft, and markedly in the matter of appendices,—*e. g.*, Appendix A disappears; the appendix containing their report on Bradford Leslie's scheme has been slightly modified and Bradford Leslie's scheme itself is omitted.

The report of the Sanitary Committee is also omitted, as it constitutes an entirely separate report to the Viceroy for which the Experts are not responsible.

The Viceroy has asked me to send this home to you for the Secretary of State's information—and I have only just time to catch the mail—but the fact that I do catch the mail means that a week is saved, in case the question of publication becomes urgent.

Your sincerely,
(Sd.) J. H. DUBOULAY.

[ENCLOSURES.]

Special report of the Delhi Town-Planning Committee on the possibility of building the Imperial Capital on the north site.

Plan of new Delhi.

No. 248.

Viceroy to Secretary of State.

Telegram P., No. 102, 14th March 1913, 4-15 p. m.

Private. Your private telegram of yesterday. Delhi. I quite understand and will have eleven hundred copies of report with maps printed and despatched as soon as possible by mail.

No. 249.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Delhi, March 14th, 1913.

D.-O. No. 2153.

MY DEAR DUBOULAY,

I send herewith a revised draft of an agreement with the architects; it was arrived at after discussion between them and Mr. Keeling, Mr. Stokes and myself.

The rates of remuneration offered are liberal, but we are at some disadvantage in arranging these, as we know very little in India of the actual practice obtaining in England. Such information as we have, however, shows that 5 per cent. is a standard rate where architects carry out any partial supervision of their designs in execution; Mr. Lanchester suggested 8 per cent. for *complete* supervision of execution.

The point about which I confess to doubt is the honorarium for acting as general architectural advisers. *It has been inserted because we understood that His Excellency desired that the architect should have this position. But with Mr. Baker in Africa, and Mr. Lutyens in England, we shall, I fear, be able to make only a very restricted use of their services, and I would respectfully suggest that this point might be reconsidered and clauses 2 and 10 amended accordingly. The agreement provides sufficiently for the chief architectural features of the new Capital—Government House, the Secretariats and central vista.

* I wonder who gave this idea. I have never heard of it before except as a suggestion by Mr. Begg, and it did not seem to me very practical. Please tell Mr. Hailey that I do not hold to it at all.

If His Excellency approves of the lines of this draft agreement and of the amendment now proposed, I venture to suggest that it should be returned to me, in order that the Committee (which will, I understand, shortly be constituted) may forward it to the Government of India with a view to the latter obtaining the sanction of the Secretary of State. This step is necessary, as we have as yet no authority to incur expenditure. Moreover, it would be advisable to get the India Office, who has at hand better legal advice than we have, to draw up the legal agreement with the architects and have it executed by them in London.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

No. 250.

FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, March 14th, 1913.

DEAR DUBOULAY,

Here are the facts of the case, on which I spoke to you yesterday, as I understand them.

A year ago, when the Town-planning Experts were imminent, it was felt that a first class engineer was required to assist them and advise them on special Indian conditions and local points. Ward was selected, and we soon found out how useful he was.

Towards the end of May we went to Simla and soon after Gordon told me that he wanted Ward for another position; that he had had no idea that Ward would be necessary to us for so long, or another man would have been chosen for us; and that he was an irrigation Engineer and should go to an irrigation appointment. I do not think that we then realised that this appointment had to be filled immediately.

I gather now that it was the second Chief Engineership of the Central Provinces to which Clarke was afterwards appointed.

By that time Ward's value to us was undoubted, and to Brodie he had become quite indispensable; for we were going home and he was the repository of Brodie's views on all the engineering problems which had to be worked out in our absence.

We therefore importuned the Viceroy that Ward should be retained for us at all costs.

This was arranged. We went home, and Ward not only continued to work out the engineering problems, but was responsible for the large volume of preliminary estimates for the new capital.

We returned to find this labour completed, and since then deMontmorency having been occupied elsewhere, Ward has not only finished off all our engineering requirements, but has run our whole staff organisation.

Now that our duties are coming to an end, I find that Ward is in a difficulty. For the first time he spoke to me yesterday on the subject.

There is another Chief Engineership coming vacant in July, from which Harriott is retiring, and Ward had understood from Gordon that he was to succeed.

But Harriott has applied for an extension, and might get it! Also Gordon is going home at once, and his successor may not feel himself bound by any arrangements which he has made!

I am certain that the Viceroy will see that Ward's prospects are not prejudiced by the time and work which he has put into the cause of the new capital; but, *as we were primarily responsible*, I write these lines. Were Brodie here, I know that he would be very strong on the point.

One other question arises. I understand that a Chief Engineership qualifies a man for a higher pension. For some reason the position occupied by Ward here was not ranked as a Chief Engineership, though few positions could be more responsible. Cannot this be arranged?

It would be very unfair on him if, by preventing him from becoming a Chief Engineer last autumn, we had interfered with his pension rights.

Yours sincerely,
(Sd.) G. S. C. SWINTON.

No. 251.

FROM W. C. JARDINE, Esq., Resident in Gwalior.

Gwalior, March 14th, 1913.

DEAR SIR JAMES,

An Indian friend of mine has written to say that he wishes to found an institute at Delhi for the benefit of the public at large in Northern India and is ready to contribute, I understand, about half a lakh of rupees himself and to raise from his friends and relations another $2\frac{1}{2}$ lakhs, say three lakhs in all, without help from the Government; and he has asked me to ascertain what sort of institution would be most advantageous. His own ideas run in the direction of either commercial education, or perhaps technical training, or something of that kind. Whether he could for certain raise the three lakhs I cannot say, but perhaps you would not mind advising me what institution to favour. Possibly Sir Harcourt Butler would have some valuable suggestions to make. He must know the educational needs of India better than most men. Would there be any objection to the institution being at Delhi? Would the three lakhs be enough? I suppose one could cut one's coat according to one's cloth. I hope you don't mind my troubling you, but I don't know whom better to go to. I should add that, when the buildings are complete and the money raised, the founder would like to hand the institution over bodily to Government without any reservation. Therefore obviously he would prefer something with which the Government is in full sympathy.

I am sorry I didn't see you to speak to in Delhi the other day.

Yours sincerely,
(Sd.) W. C. JARDINE.

May I recommend Zoo and Library in that order, Sir?

J. H. DuB.

H. E. in Camp,—

Please do so. I am all for a Zoo.

H.

No. 252.

Viceroy to Secretary of State.

Telegram, 15th March 1913. (Despd. from Army Dept.)

Your telegram, dated 22nd February. Proposals contained in our Army despatch No. 1, 2nd January last, new Cantonment, Delhi, not affected by paragraph 5 of your Military despatch No. 146, 13th December last.

No. 253.

FROM G. F. DEMONTMORENCY, Esq., Personal Asst. to the Chief Commr., Delhi.

Delhi, March 15th, 1913.

MY DEAR SIR JAMES DUBOULAY,

In continuation of my letter of this morning Mr. Hailey directs me to send to you the revised draft agreement with the architects. This is to be substituted for the draft, for the return of which I asked in my letter of this morning.

Will you kindly return the latter?

Yours sincerely,
(Sd.) G. F. DEMONTMORENCY.

No. 254.

TO G. F. DEMONTMORENCY, Esq., Personal Asst. to the Chief Commr., Delhi.

Viceregal Lodge, Delhi, March 15th, 1913.

[Immediate.]

MY DEAR DEMONTMORENCY,

I send this back as desired.

Yours sincerely,
(Sd.) J. H. DUBOULAY.

[ENCLOSURE.]

Revised draft of an agreement with the Architects.

332a

No. 255.

FROM G. F. DEMONTMORENCY, Esq., Personal Asst. to the Chief Commr., Delhi.

Delhi, March 15th, 1913.

MY DEAR SIR JAMES DuBOULAY,

Mr. Hailey asks me to request you to return the draft agreement with the architects which he has just sent to you. There is a small verbal alteration which he wishes to make. He will return it at once.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 255a.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Simla, March 16th, 1913.

MY DEAR HAILEY,

Will you "consider over" the enclosed?

Two institutions which occur to His Excellency are a Library and a Zoo!

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE ABOVE LETTER.]

Letter from W. C. Jardine, Esq., C. I. E., dated the 14th March 1913.

No. 255b.

TO CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, March 16th, 1913.

MY DEAR SWINTON,

With reference to our conversation on Saturday the Viceroy considers that it is of the first importance that your final report should be completed and sent in signed before you and Lutyens leave India.

He has, I understand, personally impressed this upon Lutyens. You have full authority to sign for Brodie, and His Excellency thinks—strongly—that you should exercise that authority and *not* send the report home for Brodie's own signature.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 255c.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr., Delhi.

Viceregal Lodge, Delhi, March 17th, 1913.

[Immediate.]

MY DEAR HAILEY,

His Excellency is in favour of the architects being "principal architects" and general architectural advisers; but has never contemplated that they should receive any special honorarium or salary for this work. He thinks that for such duties the liberal treatment they are receiving in connection with the work on Government House and the Secretariats, which they have been selected to carry out, should be ample consideration.

Moreover, as the architects will not be always on the spot and able to give advice when wanted, it is desirable to insert some clause to show that Government are not precluded from acting, if they think it necessary, without seeking their advice.

Subject to these remarks His Excellency generally approves of the draft, though he reserves his final opinion until it comes up officially from the Committee.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

P. S. V.,—

The point is that the *honorarium* is new to me. I was always in favour of their being "principal architects" and general architectural advisers, but I never contemplated the honorarium, which as far as I can see is not an honorarium, but a salary. Their *quid pro quo* as advisers seems to me to lie in the fact that they have been selected to undertake Government House and the Secretariats and are being liberally treated in connection therewith.

17-3-13.

H.

Moreover, we must not be too tightly tied since we cannot wait indefinitely for Baker or Lutyens who might be anywhere. Some clause to this effect should be inserted.

H.

No. 256.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Delhi, March 17th, 1913.

MY DEAR SWINTON,

His Excellency has told me when I get your final report to send one home at once and the other out to him. If you could let me have a third to send to the Home Department so that they could get on with its printing, His Excellency would be grateful.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 257.

To THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, March 17th, 1913.

MY DEAR WHEELER,

I send herewith a copy of the report of the Committee on the Northern site, together with a report of the Sanitary Committee.

His Excellency would like them to be now sent home officially with a despatch.

He would like to see the despatch himself in draft.

In this case as in the case of the original report 1,100 copies should now be printed for distribution to Parliament, and in both cases another 100 copies should be printed here for distribution eventually to the Press, &c.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 258.

To COL. SIR SWINTON JACOB, K. C. I. E., C/o. the India Office, London.

Viceroy's Camp, Dehra Dun, March 18th, 1913.

DEAR SIR SWINTON JACOB,

I am very glad that you have agreed to my proposal that you should be associated with Messrs. Baker and Lutyens as adviser on Indian architecture

as I have seen and admired much of your work in Rajputana, and particularly in Bikaner. I think you will find Mr. Baker very adaptable and anxious to learn of Indian style and workmanship, and I hope that you will do your utmost to introduce into their designs a real Indian sentiment and tradition that will be appreciable to all. Breadth of treatment is what generally fails in Indian buildings, but this characteristic if combined with Indian details should, in my opinion, produce a style of architecture that should be second to none.

I shall look forward with pleasure to your coming to Delhi next autumn, and you will, I hope, let the Chief Commissioner know in time any requirements you may need for Lady Jacob or yourself.

Yours sincerely,
(Sd.) HARDINGE OF PENSHURST.

No. 259.
FROM CAPTAIN G. S. C. SWINTON.

Experts' Camp, Delhi, March 18th, 1913.

DEAR DUBOULAY,

Herewith are returned duly corrected—

- (1) Military appendix, which I think requires a "P. T. O." in order that members should not overlook the "Note of Dissent".
- (2) The Bradford Leslie appendix; which Ward has been through and corrected.
- (3) My letter of the 23rd, in which again my writing has led the printer astray.

As regards the last two paragraphs of this, I see that I did not put in anything which really much matters, and if it is a question of saving reprinting they might remain in.

If the reprinting has to be done anyway they had better come out.

Yours sincerely,
(Sd.) G. S. C. SWINTON.

No. 260.
Viceroy to Secretary of State.

Telegram, 19th March 1913. (Despd. from Public Works Dept.)

Your telegram, dated 13th March. Baker, Architect, leaves Bombay 22nd March, to which date temporary engagement extended. Is travelling to South Africa *via* London and hopes to be able to reach Johannesburg 30th April.

No. 261.

To F. H. LUCAS, Esq., c. B., &c., Private Secy. to the Secy. of State for India.

Viceregal Lodge, Delhi, March 20th, 1913.

MY DEAR LUCAS,

I send herewith a signed copy of the final report of the Delhi Town-planning Committee. It has only come in today, and His Excellency himself will only get it tomorrow, but he was anxious that the Secretary of State should get an advance copy at the earliest possible moment, and as he has gone out to Dehra Dun he left me instructions to send you a copy by this mail for Lord Crewe's information.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

P. S.—Swinton, Lutyens and Baker are all going home by this mail, and Baker will only be in London a week.

No. 262.

FROM THE HON'BLE MR. H. WHEELER, c. I. E., Secretary to the Govt. of India,
Home Dept.

March 21st, 1913.

DEAR DuBOULAY,

With your demi-official of the 17th instant, enclosing the special report on the Northern site and the report of the Medical Committee you have not sent the two maps referred to in paragraph 5 of the letter. As these are presumably to accompany the report, could you let me have them?

Yours sincerely,

(Sd.) H. WHEELER.

No. 263.

FROM E. L. LUTYENS, Esq.

March 21st, 1913.

MY DEAR LORD HARDINGE,

As Your Excellency does not mind rough sketches, I enclose, for your criticisms and comments, some very rough ones.

Four elevations for Government House and a larger sketch—a kind of Pot Pourie of various parts about the house.

After good long discussions with Mr. Keeling I have revised the plans so as to reduce them. Your wish for a higher dome, and the heightening of the substructure to meet the level of the raised platform or forum at Raisena made it difficult.

However by reducing the sizes of the rooms from an 8 to 7 ratio, the building is reduced from 13 to $8\frac{1}{2}$ million cubic feet, and this latter figure include the larger dome and the four smaller ones.

I have left plans with Mr. Keeling—11 drawings—so as to enable him to get on with his administrative estimates, and I hope to send him more from shipboard.

It will then be, I understand, for the Committee to consider and issue their instructions as to how large Government House should be, and of what quality of work one may be allowed to aim at. Until these instructions come to hand, Baker and I cannot begin our deliberate designs to submit to Your Excellency for approval.

I hope to send you further sketches from Aden, Suez and Marseilles—and of course from London; and when we are not drawing for you, we shall be talking Delhi.

It will be interesting meeting Sir S. Jacob, and we shall report to you our interview.

I think, and Baker agrees, that the dome will look better without a cupola surmounting it—less ecclesiastical and more in sympathy with the domes of India; and it gives, too, a paramount position for the Flag Staff.

If we could find the men, the Qutb carving would adapt itself to the needs of any part of a building that requires carving.

No. 1 shows the east elevation facing Indrapat with the great flight of steps up to the portico. I have had the temerity to depict elephants flanking the steps!

The projecting wings match and run with the side wings, but the angle is not satisfactory yet

I have made sketches to show in diagram the manner in which the façades are built up and the projections and recess in them.

No. 2 shows north side facing towards old Delhi with the Council Chamber coming forward with its separate entrances—there would also be entrances on the fore-court side.

No. 3 shows the open court facing south towards the Qutb. This is the side on which the State Dining Room is placed.

The side wings have their own verandahs and loggias facing into the court.

No. 4 shows the west and garden side, facing the gardens, the Viceroy's park and amphitheatre on the Ridge. The sides of the court have loggias practically for their whole length.

This elevation requires revision. The colonnades leading to the Viceroy's and guests' courts want more time spent on them—in thought! On this sketch I have shown the cupola in the dome, so that you can compare them. It would help me if you would kindly note on these sketches what you wish or care to suggest. I fear they are very rough. But it takes time to work out proportions and to make the outside fit in effect with the inside of the house, and then I was very busy finishing the plans, &c., for the report on the lay-out for the southern site.

I gave Mr. Hailey the list of accommodation that was prepared at Simla for your Government House for confirmation, &c.

I do wish to assure Your Excellency how greatly anxious I am to do all in my power to keep down the cost of Government House and to reduce it if the Committee instruct me to do so, and without loss, if possible, of that quality and dignity that actual size and scale, careful design and good work bring to buildings of this importance.

I ask your help and kind patience continued in this my endeavour.

I was glad to have had the opportunity of seeing Your Excellency looking so well before I left. I only hope we have not overtired you.

Yours very sincerely,
(Sd.) EDWIN L. LUTYENS.

No. 264.

FROM H. BAKER, Esq.

Delhi, March 21st, 1913.

DEAR LORD HARDINGE,

I got your letter just before we left Delhi. I asked the Committee in your name to cable to Sir S. Jacob to meet us in London during the few days I shall be there.

The Moghul arches about Delhi are certainly four-centred and pointed as well as often tip-tilted and cusped. But I see that those at Ahmedabad are much plainer, being two-centred and low pointed, and are nobler I think.

I confess I have not yet seen a clear and complete vision of our new style, which is to give expression to British rule in India. It is certainly not to be evolved by merely copying the accidents of style of any old architecture, any more than India can be ruled by following the actual laws of Chandra-gupta or Akbar. But there is nevertheless very much to be learnt of the

architect, as perhaps also by the Ruler, from the spirit of what the old builders and Kings left behind them. And we shall pay most respect to their memories, I contend, by following them in the greatness of their methods rather than in the superficialities and prettinesses of their style. The lessons I read in the buildings I have seen are the thickness of the arches and vaults, rather than their shape, the mass of their walls and domes, the plain repetition in their planning and the depth of their open halls in Diwan's mosques and the raised platform on which the buildings generally stand. Then the distinctive inventions, like the pierced stone screen and the *chujia* and *chattri* and the simplicity and breadth of treatment of their open courts, water ways and gardens. Their decoration is often superb in detail but, as a whole, it often lacks coherence and unity of conception. The great ingenuity of the designs is too often spent, not on fine planning and construction, but on superficial fantasies and elaboration. It suggested the expression of their life, and so was right. But their life is not ours.

The acceptance the principle of the columns in our buildings seems to give a key-note, which may make of a wrongly-shaped arch a discord in the composition. Discords do occur in music, but only great skill can make a discord "prolong and harmony".

But perhaps we architects may be hide-bound by convention, and in the problem you are getting us of combining the worship of the pure goddess of architecture with that of the rather barbarian gods of Indian styles; there may be a solution if we have the skill to find it. But I for my part feel that before I can get a clear vision I must go into "the desert and fast and pray". I want a good many months to think out so important a design and I must warn Your Excellency that, if, as we learn, we shall not get instructions to proceed with the design for several months—May or June is suggested. It will be impossible for us—for me at any rate with our longer journeys and the more backward state of the Secretariat plans—to carry out the programme we suggested to you, *viz.*, to return in October or November with our design so far advanced that, after overhauling on our arrival, they will be sufficient to allow of the commencement of the foundations and basements early next year. This programme was based on the expectation of our having more or less definite instructions as soon as we arrived at our homes.

I fully realise the necessity of estimate and financial caution, but I think it should be possible, when the work is done departmentally, to approve of a general size of plan and price and then fix a more definite estimate for the superstructure while works on the basements are proceeding. There must be very wide ranges of cost in the various possible qualities and quantity of work which, as you are not bound to a contract, can be determined as the work proceeds. We will loyally help, time being an object, and will not complain of altered drawings.

The question of style, as I have tried to define it, affects the Secretariat building especially.

The mere practical requirements of rows of offices and corridors, which are all the conditions provide for, with few exceptions, are wholly incompatible with the big spirit of the old architecture. Endless office windows and endless verandah arches of any shape can never be welded into a composition, which will be a worthy competition with the old buildings of Delhi, so that I trust that Your Excellency, in approving our sketch plan and giving us our instructions, will be liberal in allowing us some freedom in designing public places such as loggias, vestibules, halls, reception rooms and libraries, which in a hot climate especially, tell in the impression they make of the building as a whole.

Ask your Ministers to read Wordsworth's two sonnets on King's College Chapel "They dreamt not of a perishable home who thus could build"!

We have written a formal letter to the Committee on the craftsman question, which we hope Your Excellency will carefully consider. It is an unique opportunity to do something, and the best for Indian art.

I shall spend much of my week in Europe in the Museums of Paris and London. I may pick up clues and links there with Persian and Saracenic arts.

I am, &c.,
(Sd.) HERBERT BAKER.

No. 865.

Viceroy to Captain Swinton, P. and O. Steamship "*Mantua*", Bombay.

Telegram, 22nd March 1913.

Clear the line. I wish you, Lutyens and Baker a good journey, and thank you all again for all that you have done and are doing to help me.

No. 266.

To THE HON'BLE MR. H. WHEELER, C. I. E., Secretary to the Govt. of India,
Home Dept.

Viceregal Lodge, Delhi, March 22nd, 1913.

MY DEAR WHEELER,

Your note of yesterday. I have no copies of the maps referred to in the Medical Committee's report and would suggest your asking the Committee for these.

Yours sincerely,
(Sd.) J. H. DUBOULAY.

No. 267.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secretary to the Govt. of India,
Home Dept.

Viceregal Lodge, Delhi, March 22nd, 1913.

MY DEAR WHEELER,

Swinton told me that he had spoken to you about the printing of the Final Report of the Delhi Town-planning Committee.

Would you see that Hailey is supplied with a copy un-officially as soon as possible.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 268.

FROM CAPTAIN G. S. C. SWINTON.

Near Bombay, March 22nd, 1913.

DEAR LORD HARDINGE,

I handed over to DuBoulay last night signed copies of the report and lay-out plans for Your Excellency and for Lord Crewe.

The plan which has gone to Lord Crewe is on thin paper, and can be backed carefully at home, but I was sorry to see that Your Excellency's copy, which was pasted on to thick paper to give it strength, had not come very well through the process. However, other copies will be available shortly.

I hope that, when you study both report and plan, you will find them satisfactory.

The plan, in its finished state, pleases me much more than any of its predecessors, for I think that it has arrived at being compact to start with and still elastic to meet any needs of the future. Baker's capitol scheme, anchored to the Ridge, gives us what I was striving after with regard to Malcha; only I did not know how to phrase it and make it architectural, and he did. The difficult points, as at the beginning, are going to be Jaisingpura and Paharganj and I trust that the Government of India will get the fullest control over them.

Your Excellency has succeeded now in getting together an exceptionally strong team of experienced men and the work should go well,

May I again thank you for your great personal kindness.

It has been a most interesting task, though not always a very easy one; more especially when we lost touch with you.

I believe in the future of Delhi, and I hope that Your Excellency will live to be very proud of your child.

Yours very sincerely,
(Sd.) G. S. C. SWINTON.

No. 269.

Viceroy to Secretary of State.
Telegram, 23rd March 1913.

In continuation of my telegram, dated 19th March, Baker will be in London from 8th April to 11th April.

No. 270.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner, Delhi.

Delhi, March 23rd, 1913.

D.-O. No. 2407.

MY DEAR DUBOULAY,

I am now in a position to make the recommendation for which you asked regarding the architect member of the Committee.

We have seen a number of the architects now in Government employ, and I think we (including the English architects) would have desired to obtain the services of Mr. Wittet of Bombay had it been possible to do so. But I am afraid that he has so large a private practice in Bombay that it would be necessary to offer him practically prohibitive terms in order to obtain his services.

We wish therefore to suggest the names of Mr. Nicholls (of Madras) and Mr. Thomas (the Assistant Consulting Architect to the Government of India) in the order named.

Mr. Nicholls is a pupil of Sir T. Jackson and was employed for some time in the Archæological Department; he is sympathetic and capable, and we believe that both the English Architects and the Committee would find him easy to work with.

I venture to suggest that the Public Works Department should be asked to obtain the services of Mr. Nicholls for work on the Committee.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

No. 271.

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India,
Home Dept.

Delhi, March 23rd, 1913.

DEAR DUBOULAY,

Maps to accompany the report of the Medical Committee.—I have spoken to Lucas. He tells me that they had only time to make one copy which was made over to His Excellency and he showed it in Council. If I could be sent that I would arrange to get it reproduced.

Final report of Delhi Town-planning Committee.—Swinton never spoke to me about this, but Ward did. I will see about printing it, but as it was submitted to His Excellency I suppose he will send the original signed copy in to office and we shall then have to take orders what will be done on it.

Yours sincerely,
(Sd.) H. WHEELER.

P. S. V.,—

I presume that this is the official copy for transmission to the India Office. If so, please have it forwarded by the Home Department. I note that this copy does not contain two maps in the fold, though one is sent separately.

Please obtain and send me an unsigned copy for my private use.

I am not sure that there is any necessity for the ultimate publication of this report. What do Home Department and Mr. Hailey think? If it is necessary we would have to get 1,100 copies printed.

H.,—22-3-13.

No. 272.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, March 23rd, 1913.

MY DEAR WHEELER,

I send herewith the original of the final report of the Delhi Town-planners which was presented to His Excellency by them.

His Excellency has sent it to me with the following remarks:—

"I presume that this is the official copy for transmission to the India Office. If so, please have it forwarded by the Home Department. I note that this copy does not contain two maps in the fold, though one is sent separately.

Please obtain and send me an unsigned copy for my private use.

I am not sure that there is any necessity for the ultimate publication of this report. What do Home Department and Mr. Hailey think?

If it *is* necessary we would have to get 1,100 copies printed."

I have told His Excellency that it is not necessary to send *this* copy home, and that so far as I am aware it is unnecessary to send a copy home at all, though it might be *wise* to do so together with any comments the Government of India may have to make.

On the other hand, I have told him that I think copies should be circulated as soon as possible to Members of Council.

In any case the report is now for you to deal with and take orders about.

You will doubtless consult Hailey and note about the question of publication raised by His Excellency.

Will you kindly let me have a spare copy for His Excellency's use, as soon as possible, without waiting for maps if none are immediately available.

I may note that a signed copy—with maps—has gone home for the Secretary of State's private information.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

P. S.—I have asked His Excellency to let me have any maps or plans attached to the report of the Medical Committee.

No. 273.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, March 23rd, 1913.

D.-o. No. 2406.

MY DEAR DUBOULAY,

I have been thinking over the enclosed and this is my excuse for the delay in answering your letter.

If Jardine's friend will consent to raise funds for a non-utilitarian object, I can think of nothing better than a Zoo. The only two which I know well in India—those at Lahore and Calcutta—are immensely appreciated by the people; and I myself believe that we have everything to gain from giving them amenities of this nature. At present the amusements of India are of a

class which offer no common meeting ground with Europeans—the religious fair, the wedding ceremony, or the theatre. There is always a danger that these may be used as influences against us; they are certainly so used in Bengal. The Zoo would benefit the old city equally with the new. But if the donor wishes to make a gift of a more utilitarian nature, I would suggest a good public library. Delhi City is proposing to start its own, but this will not be of much use for the residents in the new Capital; they cannot go as far as the Chandni Chauk to use the reading room.

The funds suggested (3 lakhs) would be sufficient to start either of these institutions. The Zoo has the further advantage that donors of specimens, enclosures, &c., can always be found as occasion arises; it is a more conspicuous form of gift than that of money for books and therefore more popular.

I strongly hope that it may be found possible to devote the gift to founding a Zoo.

I am, yours sincerely,
(Sd.) M. W. HAILEY.

No. 274.

Viceroy to Secretary of State.

Telegram, Delhi, 24th March 1913. (Despd. for Home Dept.)

Your telegram dated 22nd February. No extension of deputation Swinton and Lutyens will be required.

No. 275.

To THE HON'BLE MR. H. WHEELER, C. I. E., Secretary to the Govt. of India,
Home Dept.

Viceregal Lodge, Delhi, March 24th, 1913.

MY DEAR WHEELER,

These copies* were left with me by Swinton.

He suggested that they might be distributed to the Members of Council. I see no harm in that, but the matter is one for the Home Department, so I pass them on to you.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

* Six copies of Special Report of the Delhi Town Planning Committee on the possibility of Building the Imperial Capital on the north site.

No. 276.

TO THE HON'BLE MR. M. NETHERSOLE, Secy. to the Govt. of India, Public Works Dept.

Viceregal Lodge, Delhi, March, 26th, 1913.

MY DEAR NETHERSOLE,

I enclose copy of a letter from Hailey* regarding the architect to be selected to serve on the Delhi Committee.

His Excellency has approved the selection of Nicholls and would be glad if steps could be taken without delay to secure his services.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

* D.-o. No. 2407, dated 23rd March 1913.

Copies forwarded with P. S. V.'s compliments to Home Department and Hon'ble Mr. Hailey for information.

No. 277.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, March 26th, 1913.

MY DEAR WHEELER,

I send herewith the diagrams attached to the report of the Medical Committee, as desired. Please let me have two copies of them for His Excellency's use as soon as they are ready.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 278.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Delhi, March 26th, 1913.

MY DEAR WHEELER,

I think this note had better be circulated by the Home Department which I understand is already dealing with the case. I understand you have spare copies of the report and lay-out which can be annexed to the note.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

[ENCLOSURE TO THE FOREGOING LETTER.]

COPY OF HIS EXCELLENCY'S NOTE.

The final report of the Delhi Town-planning Committee, together with their proposed lay-out, is herewith annexed. I have not been able to compare it with the draft report, and the lay-out map already supplied to Hon'ble Members, but I believe them to be practically the same in every respect. Although there is no necessity to send home this final report I think it would be wise policy to do so and to say that we accept the conclusions generally, while reserving to ourselves the right to defer the carrying out of some of the proposals (such as the artificial water scheme) and to modify them in accordance with future necessities as they arise. There are many details which will require very careful examination before execution, and I think we should reserve to ourselves a certain latitude in dealing with them. I regard the Town-planning Committee as having merely advisory and not compulsory powers.

Please circulate to Hon'ble Members for their views.

H[ARDINGE] OF PENSHURST,—24-3-13.

P. S. V.,—

You must raise a lay-out map and attach it to the report which you should circulate with this note.

I also send herewith the two malarial maps attached to the report of the Medical Committee. When reproduced I should like to have copies.

H.

Done.

J. H. DuB.

No. 279.

To W. C. JARDINE, Esq., C. I. E., Resident in Gwalior.

Viceregal Lodge, Delhi, March 26th, 1913.

MY DEAR JARDINE,

The Viceroy is grateful to your friend for his desire to found at Delhi an Institute for the benefit of the public in Northern India.

The Viceroy greatly favours the idea of Zoological Gardens. The three lakhs might not perhaps go very far, but would suffice to form a nucleus, and there is nothing which would be more popular with all sections of the public. Failing that, His Excellency would suggest a public library. There is already

a proposal to found one in Delhi city, but one will also be badly wanted in new Delhi. His Excellency is however strongly predisposed in favour of a Zoo.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 280.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Delhi, March 26th, 1913.

MY DEAR HAILEY,

Many thanks for your letter of March 23rd.

I enclose copy of a letter I have written to Jardine.*

Yours sincerely,
(Sd.) J. H. DuBOULAY.

* Letter *re* the building of a Zoo at Delhi.

No. 281.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, March 26th/28th, 1913.

D.-o. No. 2493-Home.

MY DEAR DuBOULAY.

I return herewith Dunlop Smith's letter of 18th February 1913 and its enclosure.

The correct spelling of the name Delhi has always been a subject of controversy. I cull a few of the different theories. General Cunningham attributed the foundation of the city to Raja Dilu or Dhilu (Ptolemy's Duidalar). Another tradition attributes it to Raja Dillipa. There are those who think the name is derived from the fact that Arang Pal's pilliar, in spite of all efforts remained loose (dhila) in the ground. It is certain that an inscription of 1052 A. D. spells it *Dilli*. The Moguls spelt it Dihli.

Delhi is certainly wrong. But what are we to substitute? *Dehli* or *Dihli* is a little more correct, because it carries us a little further back; but the purist—and certainly such Hindus as took an interest in the matter—would not be satisfied till we had gone right back to *Dilli* or *Dhili*.

I myself am not in favour of making a change. As for the suggestion that the question possesses any political importance, there is so far no evidence to prove it. The use of the two words "Indian" and "Native" stood on an entirely different basis; Indians did actually resent the use of the word "Native", and openly said so. They have never, to my knowledge, expressed any such sentiments on the subject of the spelling of Delhi. It is a fair working rule in politics that no injury exists till it finds expression.

Secondly, the change would probably involve us in a controversy. The Mahomedans would like Dehli; the Hindus would certainly appeal for *Dilli*. You will remember the long controversy which took place over the inclusion of Hindi letters on the rupee.

We have misliterated a great number of names in India just as we have misliterated most of the names of continental cities. But there comes a stage when the misliteration becomes sanctified by usage. I think that Delhi has now reached that stage.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

His Excellency,—

I don't think we need take any further notice of this, Sir.

J. H. DuB.

I agree. Let sleeping dogs lie!

H.

Put away.

J. H. DuB.

No. 282.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the
Viceroy's Council.

Dehra Dun, March 28th, 1913.

MY DEAR LORD HARDINGE,

Wheeler has sent me a draft of a despatch sending home officially a copy of the reports lately submitted regarding the Northern site. I understood at the Executive Council meeting held at Delhi that it was decided not to send home the reports officially. My reason for raising the question is that if the despatch goes home, as drafted, I feel bound to record that it appears to me that the Northern site has many advantages, and that I am not satisfied that

it is impossible to make it sanitary at a reasonable cost. I am very sorry to be so troublesome, but the matter is one of such importance that I feel I must state my views if I sign a despatch advocating the Southern site. It is possible that Your Excellency would prefer to have a unanimous despatch. If so, could not its issue be postponed till after I leave Simla on the 13th April. The despatch is so short that it could easily be telegraphed home as soon as it is signed. It could not now leave Bombay till the 5th, so a telegram sent home on the 14th or 15th would reach home before a despatch sent by next mail.

I remain, &c.,

(Sd.) R. W. CARLYLE.

No. 283.

To THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the
Viceroy's Council.

Viceroy's Camp, Dehra Dun, March 28th, 1913.

DEAR CARLYLE,

The report upon the Northern site with its appendices have to be sent home officially since Lord Crewe wishes to publish them.

You have already signed a despatch last June rejecting the Northern and advocating the Southern site, and I hardly think it would be wise on your part to set up your own opinion on a sanitary question against that of General Lukis and Major Robertson. However, that is your affair and not mine.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 284.

To E. L. LUTYENS, Esq.

Viceroy's Camp, Dehra Dun, March 28th, 1913.

MY DEAR LUTYENS,

I am returning to you by this mail the rough sketches you sent me which interested me greatly, together with some remarks in pencil upon them. My general criticism is that at present Government House looks topheavy, and that the structure upon which the dome is placed might well be lower.

As regards your *Pot Pouri* sketch do not let your admiration for Oriental carving encourage you to utilise it *too* much. So many buildings in India are spoilt and lose their grandeur by too much detail. Are not your semi-circular arches very commonplace? They strike me as such and are to be seen everywhere in England. In this matter, as in questions of ornamentation, &c., I rely greatly on Swinton Jacob's opinion as to the best means of translating Indian thought and sentiment into the designs of our buildings, which I venture to regard as a consideration of very great political importance. It must be remembered that it is not a British administration that is building the new city, as was the case when Calcutta was built, but a British-Indian administration that is charged with the task.

I hope that you will have had a comfortable journey and have found your family well and flourishing on your arrival.

My wife sends you many messages.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 285.

Extract from a letter from the Hon'ble Sir Guy Fleetwood Wilson, G. C. I. E., K. C. B., K. C. M. G., Member of the Viceroy's Council, to His Excellency the Viceroy, dated the 28th March 1913.

I have had pages from Swinton urging the immediate purchase of Paharganj. I shall take no notice whatever of the letter.

No. 286.

Viceroy to Secretary of State.

Telegram, 29th March 1913. (Despd. from Public Works Dept.)

Please engage and send out as soon as possible, for employment in connection with construction new capital Delhi, one Architectural draftsman with knowledge of stress calculations. We are prepared to offer salary Rs. 400 rising to Rs. 600, but leave actual terms to Your Lordship's discretion, provided maximum does not exceed Rs. 600. Probable period of appointment five years.

No. 287.

Extract from a letter from His Excellency the Viceroy to the Hon'ble Sir Guy Fleetwood Wilson, G. C. I. E., K. C. B., K. C. M. G., Member of the Viceroy's Council, dated the 30th March 1913.

The Carlyls are in Dehra Dun and they lunched with us two days ago. I need hardly say that I heard from him with no surprise at all that he wished

to put in a note of dissent to a despatch of a few lines sending home the report on the northern site, as he was not certain that it could not be made healthy at small expense. I pointed out to him that last July he had signed a despatch in which the northern site was condemned, and expressed my opinion that it would not be wise to set up his opinion on a sanitary question in opposition to that of two medical and one engineering expert, but that that was his affair and not mine. I think that he is suffering from a mental obsession that his duty in life is to dissent. He is quite hopeless.

No. 288.

Secretary of State to Viceroy.

Telegram P., 31st March 1913, 8-25 p. m. (Recd. 1st April, 8-30 a. m.)

Private. Your private telegram of the 14th March regarding Delhi. The same number of copies of the report on the Northern site will be required as soon as it is ready for publication. Do you propose to add to it the Committee's final lay-out and report and your orders upon them? I understand that, with a view to avoid delay, you wish that report on the Southern site should be published first, to be followed, when the papers are ready, by the report on the Northern site?

No. 289.

Hon'ble Sir Guy Fleetwood Wilson to Viceroy.

Telegram, Delhi, 1st April 1913.

Respectfully suggest for Your Excellency's consideration holding back the Delhi report despatch till after April 17th.

No. 290.

Viceroy to Secretary of State.

Telegram, P., 2nd April 1913, 6-30 p. m.

Private. Delhi. Your private telegram of March 31st. Orders have already been given for printing the requisite number of copies of the report on the northern site. I think the original report should be published as soon as it is ready, and the report on the northern site as soon as possible afterwards. I have proposed that we should send you the final report with a short despatch, and on the whole I am disposed to think that, unless you see any reason against it, that should be published too when ready.

No. 291.

Viceroy to Hon'ble Sir Guy Fleetwood Wilson.

Telegram, Viceroy's Camp, Dehra Dun, 3rd April 1913.

Your telegram of 1st. Is it the report on the northern site or the final report that you refer to in your telegram? If the latter, I presume the file will come back to me after circulation.

No. 292.

FROM C. W. E. COTTON, Esq., Deputy Secy. to the Govt. of India, Home Dept.

Simla, April 3rd, 1913.

D.-o. No. 429—Public.

MY DEAR DUBOULAY,

With reference to His Excellency's orders on our file relating to the Delhi Committee, I send you a copy of the letter which I have written today to Wynne and Birdwood.

Yours sincerely,
(Sd.) C. W. E. COTTON.

[ENCLOSURE TO THE ABOVE LETTER.]

TO THE HON'BLE SIR TREVREDYN WYNNE, K. C. S. I., K. C. I. E., President of the Railway Board.

„ THE HON'BLE MAJOR-GENERAL W. R. BIRDWOOD, C. B., C. S. I., C. I. E. D. S. O. Secretary to the Government of India in the Army Dept.

Simla, April 3rd, 1913.

D.-o. Nos. 427-428—Public.

DEAR SIR TREVREDYN,
GENERAL BIRDWOOD,

I am desired to refer you to paragraph 3 of the Home Department Resolution Nos. 1954-C.—1976-C., dated the 25th March 1913, constituting the Imperial Delhi Committee (copy enclosed), and to say that His Excellency the Viceroy has requested the Home Department to obtain from the ^{Railway}_{Army} Department their recommendations for the officer to be selected as Consulting Member representing your Department. Will you be good enough to submit to His Excellency at your earliest convenience one or more names for his consideration? I am sending a copy of this letter to DuBoulay and informing him that you will reply to him direct.

Yours sincerely,
(Sd.) C. W. E. COTTON.

No. 293.

Hon'ble Sir Guy Fleetwood Wilson to Viceroy.

Telegram, Delhi, 3rd April 1913.

Your Excellency's telegram of today. Neither file is with me. It was in reference to Your Excellency's letter of 30th that I ventured to suggest holding up whichever despatch our mutual friend proposes to dissent from. A dissent will be a strong handle for troublesome critics. Your Excellency is assuredly entitled to say that a despatch on so important a question should be signed by full Council which cannot be till we are all, or most of us, at Simla. Am thinking of Your Excellency's interests,

No. 294.

Private Secy. to Viceroy to Secy., Home Dept.

Telegram, Camp, Dehra Dun, 4th April 1913, 1 p. m.

The Viceroy would like to see again the drafts of the two despatches forwarding the report of the town-planners on the northern site and their final report. Please send to me at Viceroy's Camp.

No. 295.

Private Secy. to Viceroy to Secy., Home Dept.

Telegram, Viceroy's Camp, Dehra Dun, 4th April 1913.

His Excellency wishes despatches regarding new Delhi to be signed by full Council and not by a mere quorum, so if any despatches have been signed, please cancel and hold them up until Members of Council and His Excellency reassemble at Simla.

No. 296.

FROM THE HON'BLE MAJOR-GENERAL W. R. BIRDWOOD, C. B., C. S. I., C. I. E.,
D. S. O., Secy. to the Govt. of India, Army Dept.

Simla, April 4th, 1913.

MY DEAR DUBOULAY,

With reference to Cotton's demi-official letter No. 428 of the 3rd, I write to send you for His Excellency's information the name of Colonel G. Williams, R.E.

(Director-General-designate, Military Works) as the representative of the Army Department for the Imperial Delhi Committee. As Cotton mentions a second name I put forward that of Major-General W. E. Bunbury, Quarter-Master-General, for His Excellency's consideration.

Both these officers will, as you of course know, be in Simla during the summer, while we will have at Delhi Major Griffith, B. E., who has been placed in special charge of the new cantonment area, and whose services will of course always be at the disposal of the Chief Commissioner should he require them, and I think he might well be regarded as the local delegate of the Army Department representative.

Yours sincerely,

(Sd.) W. R. BIRDWOOD.

From papers below you will see, Sir, that Hailey would prefer the appointment of Major Griffith as the representative of the Army Department, and to that there would seem no objection.

J. H. DUB.

Very well—Major Griffith.

H.

No. 297.

FROM J. A. BRODIE, Esq.

City Engineer's Office, Liverpool, April 4th, 1913.

[Private.]

MY DEAR LORD HARDINGE,

I hear from Swinton by the last mail that Gordon is likely to be leaving India and, as this will no doubt involve advancement for some of the engineering

officials, I am venturing to write you with regard to Ward who has been our good friend and willing helper in all Delhi Town-planning matters.

I am much afraid that our strong desire to retain Ward's help, until the completion of our task, has already told against his advancement in the service, and I am quite sure it would be your wish that he should not in any way suffer for his devotion and loyalty to this work.

As you are aware, I have formed a high opinion of him as a capable Engineer who, though naturally careful and somewhat retiring in character, has an exceptionally broad and comprehensive grasp of the bearings of the most important matters affecting new and old Delhi, and I am sure that, when placed in any position of direct responsibility, you will find that his advice and help will be a valuable assistance to you in keeping matters in connection with new Delhi up to a high standard.

I saw Lord Crewe for a few minutes in London on Monday last, and I was glad to hear that you had now completely recovered.

With kindest regards to yourself and Lady Hardinge, in which Mrs. Brodie joins,

I am, yours faithfully,

(Sd.) JOHN A. BRODIE.

No. 297a.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 4th/5th, 1913.

[Private.]

MY DEAR DUBOULAY,

I send you this private note regarding the proposals for the extension of temporary Delhi. The proposals, as far as known to me, are as follows :—

- (1) To made additions to the Press clerks' buildings, which will cost from four and a half to five and a half lakhs of rupees.

- (2) To build an office for the Foreign Department to accommodate the whole of its establishment and Press. This will cost $1\frac{1}{4}$ lakhs of rupees.
- (3) To build up Kingsway railway station for the accommodation of the Railway Department and its clerks at a cost of Rs. 15,000 to Rs. 20,000.
- (4) Two additions to Metcalfe House for Additional Members, cost Rs. 80,000.

These works, if approved, will (a) occupy the time of an establishment which ought to be devoting the whole of its energies to the preparation of projects for permanent Delhi; (b) will prevent us giving the attention to the roads and drainage in the Civil Station, which the latter require; (c) will, as far as I can see, involve another application to the Secretary of State for funds for temporary Delhi. It is true that there is a suggestion that the Press buildings should be charged to permanent Delhi, but I should feel it my duty to protest officially against this. In the first place, the buildings are not situated in permanent Delhi; and in the second place, the large expenditure, which has already been incurred on the Press, has been charged to temporary Delhi, and it would be illogical to charge the remainder to permanent Delhi.

I think I am right in saying that the ideal with which the Government of India started was to bring down enough establishment to get through the Legislative session and to attempt no more than this. To bring down the whole of the Foreign Office would be a considerable departure from this ideal, and I cannot think that it would afford a good precedent to the other departments who have so far been exercising a good deal of self-restraint in order to carry out the ideal which the Government of India set before itself. I would respectfully urge that His Excellency should require the whole position to be reviewed, with a view to seeing, firstly, whether we cannot reduce the Press establishment by confining it to Budget work proper, doing Gazette work elsewhere; secondly, whether it is necessary that the whole of that establishment should have their families with them; thirdly, whether it is necessary that the Internal Branch of the Foreign Department, which seldom deals with matters of great urgency, should come down here.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

356a

No. 298.

Secy., Home Dept., to Private Secy. to Viceroy.

Telegram, Simla, 5th April 1913.

451. Public file with draft despatch forwarding northern report and medical report sent to you yesterday. File regarding final report of town-planners is in circulation, and will follow shortly.

No. 299.

FROM W. C. JARDINE, Esq., C. I. E., Resident in Gwalior.

Gwalior, April 5th, 1913.

DEAR SIR JAMES,

Many thanks for your kind letter of the 26th March.

I spoke to my friend about having a Zoological Garden and enclose a memorandum* of his feelings on the subject. The fact is that he is a self-made man who has worked his way up from a very humble position to a comparatively good one and has submitted to much ridicule for his thrifty habits, and it is only natural that such a man should want to see the savings of his life-time devoted to an object which is practical as well as ornamental. Besides he would be in a stronger position when asking friends to join him if he could point to practical results rather than a simple pleasure ground. You will see that he quite recognises the educational value of a Zoological Garden and its value as an attraction to people whom he might not otherwise be able to get at at all. Do you think that the combination he suggests is at all possible? He would be quite ready to give his own half lakh to anything that His Excellency wishes, but he is not so sure that he could get the remaining $2\frac{1}{2}$ lakhs unless he could hold out a hope of some practical benefit to the Indian community. I had no idea that you would take this matter to His Excellency at this stage, and am very sorry that I am not in a position to have effect given to his wishes absolutely straight off.

Yours sincerely,
(Sd.) W. C. JARDINE.

* Not reprinted. Forwarded in original to the Hon'ble Mr. W. M. Hailey.

No. 300.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 5th, 1913.

D.-o. No. 7.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the first meeting of the
 Approved. Imperial Delhi Committee for favour of
 (Sd.) H. submission to His Excellency.

It is our intention subsequently to send our proceedings to the Govern-
 ment Press to be printed up, but I will not delay in the present case until this
 is done.

I am, yours sincerely,
 (Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

*Proceedings of the first meeting of the Imperial Delhi Committee held on the
 27th March 1913.*

PRESENT:

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chairman.*MR. H. T. KEELING, *Chief Engineer, Delhi.*MR. H. G. STOKES, C. I. E., *Officer on Special Duty, Delhi.*

CAPTAIN ROBERTS, R. E., also attended the meeting.

1. The Committee considered the draft agreement with Messrs. Lutyens
 This must not be lost sight of. and Baker embodying the terms of
 (Sd.) H. their engagement as architects. It was
 resolved that the agreement as finally amended should be forwarded to the

Government of India, Public Works Department, with a letter explaining the case; the letter and draft agreement to be printed in the proceedings of the Committee.

2. Read a letter, dated 11th March 1913, from Messrs. Baker and Lutyens, regarding the division of work between them in the terms of the draft agreement. Resolved that the letter should be acknowledged and printed in the proceedings of the Committee.

3. Read a letter, dated 21st March 1913, from Messrs. Baker and Lutyens, stating that they had left with the Chief Engineer two small scale tracings for the elevation of the proposed Government House and Secretariat buildings, and requesting that instructions approving of these elevations and giving a definite limit of cost should be communicated to them within two months as unless this is done, they would not be able to bring with them in November plans sufficiently advanced to enable detailed estimates and drawings to be completed in the early months of next year.

The Chief Engineer informed the Committee that it had only been possible up to the present to apply the most summary scrutiny to these plans. It is understood that further drawings will shortly be forwarded by the architects, and on receipt of these a careful study will be made by the Chief Engineer, in order to determine the approximate cost of (a) the outer shell of the buildings, and (b) the decoration. It was considered that this study cannot be completed until the third week of May; it will then be possible to reply direct to the architects, or to forward the matter to the Government of India if the case so requires.

4. Read letters, dated 21st March 1913 and 22nd March 1913, from Mr. Baker. The proposal contained therein is that the estimates should be divided into three portions, that is to say, basement, superstructure and decoration. Mr. Keeling stated that he would not be able to make a recommendation on this point until the study referred to in the previous paragraph had been completed.

5. Resolved with reference to letter, dated 22nd March 1913 above, to inform the architects that the Committee would agree to their bringing out with them specimens of old Indian work suitable for study by Indian craftsmen.

6. Read letter, dated 20th March 1913, from Mr. Baker, stating that he is returning to South Africa *via* England, as it is necessary for him to consult with Mr. Lutyens and with the India Office. Resolved to acknowledge receipt of the letter and convey formal approval to his taking this route.

7. The Committee proceeded to consider the rough outlines of the programme of work to be undertaken during the year 1913-14.

The programme falls into 3 parts—

- A.—Preparation of project estimate and matters connected therewith.
- B.—Constructional and other work to be undertaken during the year independent of the project estimate.
- C.—Works to be undertaken immediately after completion of the project estimate.

A.—PREPARATION OF PROJECT ESTIMATE.

It was considered that the field work required for the purpose of this estimate should be completed by about July next, providing that the necessary establishment can be obtained in time. The steps necessary for the preparation of the estimate are as follows:—

(1) *Engagement of establishment.*—Proposals have been made to the Government of India through the Chief Commissioner, Delhi, and it is understood that sanction will shortly be conveyed to those proposals. The Chief Engineer stated that, as soon as the sanction of the Government of India has been obtained to the scale of establishment, he will make formal proposals to the Committee as regards the *personnel* to be employed.

(2) *Accommodation for establishment.*—During the summer of 1913, the office establishment can be accommodated in the Imperial Secretariat buildings; meanwhile steps must be taken to adapt the buildings in Raisena Mill for the accommodation of the office, which will move to Raisena in the winter of 1913-14. Plans have been prepared showing a total cost of Rs. 1,48,000, and the Committee agreed that detailed estimates should now be made out and submitted for sanction. The establishment will reside in the Civil Station during the summer of 1913, and in camp during the winter of 1913-14, will return to the Civil Station in the summer of 1914, and should be accommodated during the winter of 1914-15 in the permanent bungalows erected for the subsequent use of the Government of India officials in the new city.

(3) Field work, &c., required for preparation of projects—

(a) *Laying-out and taking sections for roads and irrigation.*—Rough estimate Rs. 24,000.

(b) *Preparation of models of buildings and lay-out.*—The rough estimate shows a cost of Rs. 22,500, including Rs. 7,500 to be expended by the architects in Europe.

(c) *Experiments on walls and cornices and road materials.*—These should be undertaken during the present summer.

B.—CONSTRUCTION WORK TO BE UNDERTAKEN IN ADVANCE OF PROJECT ESTIMATE.

(1) *Preparation of water-supply for coolies and for works in construction.*—An estimate is in course of preparation.

(2) *Preparation of cooly camps and also of officers' camp required during the winter of 1913-14.*—An estimate is under preparation.

(3) *Filling of excavation in Jaisingpura.*—This should be commenced at once, an estimate being prepared and work undertaken in advance of the project estimate.

(4) *Clearance and levelling of interior of Indrapat, with a view to utilising materials for roads.*—An estimate should be prepared and work undertaken in advance of the project estimate.

(5) *Afforestation of Ridge.*—An outline estimate has already been prepared by Mr. Coventry, and a detailed estimate should now be undertaken and the work commenced in advance of the preparation of the project estimate.

(6) *Horticultural operations.*—An estimate has been prepared on material supplied by Mr. Griesson; the cost of the first year works out at Rs. 1,07,000. Works should be undertaken with effect from April and should not be delayed for the preparation of the project estimate.

(7) If possible, work should be undertaken on the Ridge road, but the possibility of taking up this work will depend on the preparation of an estimate which should be commenced at once.

(8) *Purchase of tools and plant.*—To be undertaken as soon as possible (advance detail estimates will be prepared concurrently with preparation of project estimate).

C.—WORK TO BE UNDERTAKEN IMMEDIATELY ON COMPLETION OF PROJECT ESTIMATE.

(1) *Commencement of earthwork on roads.*—To be begun as soon as project estimate is completed and sanctioned. (Detailed estimate to be prepared as far as possible concurrently with the project estimate.)

(2) *Initial work on sewage, waterworks and irrigation.* Ditto.

(3) *Collection of building materials.* Ditto.

No. 301.

Private Secy. to Viceroy to Chief Commr., Delhi.

Telegram, 6th April 1913.

Please wire what was happened regarding settlement of Architects' terms. Has the case gone to the Government of India?

No. 302.

Private Secy. to Viceroy to Joint Secy., Education Dept.
Telegram, 6th April 1913.

Please wire when Viceroy may expect to receive advance proof of book of Indian Architectural buildings which you are having prepared.

No. 303.

Chief Commissioner, Delhi, to Private Secy. to Viceroy.
Telegram, Delhi, 7th April 1913.

Your wire about architect's case has gone officially from Committee to Government India. A copy of letter is being sent to you.

No. 304.

Secretary, Public Works Dept., to Private Secy. to Viceroy.
Telegram, Simla, 7th April 1913.

Your demi-official of 1st instant to Nethersole. File dealing with additional accommodation required for Government of India, including Foreign Department, in Temporary Delhi next year posted today, with a note showing how case stands.

No. 305.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 7th, 1913.

D.-o. No. 16.

MY DEAR DUBOULAY,

I send herewith, for information, a copy of the letter addressed by the Committee to the Government of India regarding the agreement with the architects.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURES TO THE FOREGOING LETTER.]

Letter from the Secy., Imperial Delhi Committee, to the Secy. to the Govt. of India, Public Works Department, No. 3, dated Delhi, the 4th April 1913.

I am directed to submit, for the consideration and orders of the Government of India, the annexed memorandum embodying the results of the discussions that have passed between the Imperial Delhi Committee and Messrs. Lutyens and Baker, with reference to the employment of these gentlemen as principal architects and general architectural advisers in connection with the new capital. The memorandum is intended to afford the basis of a formal agreement as between the Secretary of State and the architects, and it has, throughout the discussion, been made clear to the architects that the proposals are provisional only and are liable to modification at the discretion of the Government of India and the Secretary of State. The memorandum in fact embodies the conditions which the Committee for their part think suitable and which—with the possible exception of the point dealt with in paragraph 3 below—they believe would be acceptable to the architects.

2. It will be found, the Committee believe, that the memorandum is self-explanatory, and the Committee do not therefore propose to comment upon it at length. Two points, however, require special notice, namely :—

(i) the position of the architects as general architectural advisers for the new city as a whole ; and

(ii) the rate of remuneration which the Committee propose to offer them for their services as architects in particular of the Government House and its surroundings, and the Secretariat buildings, and the central scheme.

3. Regarding the first of these points, the architects expressed the opinion that it was very desirable that they should be given the position of general advisers in order to ensure unity of artistic treatment in the buildings of the new capital as a whole. I am to enclose in this connection a copy of a letter, dated 19th March 1913, from the architects, and to explain that it was at one time suggested in the course of discussion that their remuneration on this account should take the form of a fixed payment, to be made to them jointly, of £1,000 per annum, for a minimum period of five years. The architects contemplated that the desired object would be sufficiently secure during their own absence in England or in South Africa, respectively, by the presence on the works of one or more of their representatives as proposed in paragraph 18 of the memorandum. It appears to the Committee to be open to question whether the presence of a representative would adequately effect this object, since they apprehend that no representative, however able, would be a sufficient substitute, in the matter of artistic treatment, for the architects themselves. On the other hand, it would be obviously impossible for the Committee to refer continually to the architects, while absent from India, every matter involving such questions. Upon full consideration, therefore, the Committee desire to recommend that the function of general advisers should be exercised by the architects during the annual visits to India for which the memorandum provides, and that, in consideration of their general advice, they should receive during such visits an enhanced daily fee of 10 guineas, instead of 5, for each day of their stay in India. Provision has been made accordingly in paragraph 13.

4. As regards the second point, it will be seen that the Committee propose that the architects should be paid, jointly, professional fees at the rate of 5 per cent. on cost of the completed buildings enumerated in the schedule attached to the memorandum, the percentage

being calculated as defined in paragraph 10. The Committee understand that the ordinary English rate of remuneration for the preparation of designs and specifications is $3\frac{1}{2}$ per cent. on cost of the work, but they consider that the higher rate of 5 per cent. is justified by the following considerations :—

(a) The calculation of the cost of the buildings for which the architects will be directly responsible, calculated in accordance with the practice of the Indian Public Works Department, excludes a considerable sum on account of contractor's profits, establishment, tools and plant, which, by English practice, would be included in the total upon which the architects' fee is payable.

(b) By the relative cheapness of material in this country as compared with England and the fact that the architects' fees correspondingly small, as compared with those payable on buildings of corresponding importance in Western countries.

(c) By the fact that during their presence in India the works will require a specially large amount of personal supervision on the part of the architects, while the great distance of India from England or South Africa will entail an exceptionally serious disturbance to the ordinary practice of the architects, and will compel them to maintain at Delhi a representative or representatives with special qualifications and on remuneration higher than would otherwise be the case.

5. Should the proposals as set forth in the memorandum receive the approval of the Government of India, the Committee recommend that an agreement embodying them should be drawn up by the legal advisers at the India Office in direct communication with the architects.

MEMORANDUM.

1. The architects will be jointly responsible for work entrusted to them, and payments will be made to them jointly. The division of work between them will be a matter for their private arrangement; they will, however, intimate to the Imperial Delhi Committee the division of work at which they arrive, and the Committee will recognise this division, so far as is compatible with the joint responsibility of the architects. The architects agree that the receipt of either of them for any payment made shall constitute a sufficient acquittance.

2. The architects will, in consultation with Sir Swinton Jacob as adviser on Indian architecture and materials, act for so long as required as principal architects and general architectural advisers to the Government of India in all architectural matters connected with the new city and as assessors in any competition for buildings in the new city: Provided that this clause shall not be held to preclude Government from acting when it so desires to do so, without seeking the advice of the architects.

3. The architects shall be responsible to, and receive their instructions directly from, the Imperial Delhi Committee, nor shall Government be liable for payment in respect of services rendered, instructions for which have not been communicated to the architects by the Committee. But the architects shall have the right of requiring a reference to the Government of India regarding any order passed or arrangements made by the Committee in respect of designs submitted by them. The Committee shall not make any material alteration in the designs and specifications submitted by the architects without first consulting them.

4. The architects will prepare all designs, and all necessary detail and working drawings, plans and specifications (with such duplicates as it is usual to provide) for such of the buildings enumerated in the annexed schedule, as Government may decide to erect. The Chief Engineer

and his staff shall be responsible for all engineering drawings and detail for such buildings and for general supervision.

5. The Chief Engineer and his staff will render all reasonable assistance to the architects when working in India.

6. The architects shall design the internal decoration, fixtures and furniture, of such of the state, public and official rooms and places in the buildings enumerated in the schedule, as are shown in the attached list.

7. The Government shall establish on the work a studio of Indian arts and crafts, for which the architects, with the collaboration of Sir Swinton Jacob, shall be advisers.

8. The architects shall, if they desire, or if the Committee shall so require, keep as long as may be necessary one or more assistants as their representatives on the works. The remuneration of such assistants shall be defrayed by the architects, but the Committee shall pay their first class steamship fares to and from India, and double first class railway fares in India, but no halting or other allowance shall be payable by the Committee.

9. The architects shall not be expected to make their head-quarters in India, but they shall visit Delhi at least once a year, for as many years as the Committee shall so require.

10. For the buildings and work enumerated in the preceding paragraphs, the architects shall receive the following remuneration, namely, 5 per cent. on the actual cost of the completed works as ordinarily calculated by the Indian Public Works Department, *i. e.*, excluding the cost of tools and plant and supervising establishment. Payment shall be made in the following instalments: $1\frac{1}{2}$ per cent. on receipt of preliminary sketches and designs calculated on the engineer's estimated cost, $1\frac{1}{2}$ per cent. on receipt of general drawings, plans, elevations and sections calculated on the engineer's estimated cost, 2 per cent. yearly in accordance with the progress of ascertained expenditure. These payments shall be subject to adjustment in accordance with the actual ascertained expenditure. Advances shall be made from time to time to meet expenditure actually incurred by the architects.

11. In the case of designs of the whole or part of works which have been duly authorised and approved by the Committee, but are not carried into execution, payment shall be made *pro rata* at the rates given in the preceding paragraph.

12. Should the architects be called upon to act as assessors in any competition, they shall each receive the usual R. I. B. A. fee of 30 guineas, plus $\frac{1}{5}$ per cent. of the estimated cost of the design.

13. In addition to the amounts mentioned above, the architects shall receive on account of their visits to Delhi first class steamship fares to and from India, plus double first class railway fares for journeys in India. They shall on such occasions travel by such route and with such halts, as the Committee may agree on. They shall each, in addition, receive a subsistence allowance of 30 shillings per day, and a daily fee of 5 guineas, while absent from home; *provided* that, for each day of their stay in India, the daily fee shall be enhanced to 10 guineas.

14. The architects shall receive the cost of cables, and out-of-pocket expenses incurred by them on inspection and supervision of all work which they may be asked to undertake in England; and if such work is outside London, they shall in addition be paid the daily fee of 5 guineas provided in paragraph 13 above.

15. Should the architects be called upon to submit designs other than those enumerated in the schedule, they shall be paid on the same basis as that detailed in paragraph 10 above.

16. Should any radical revision be required in any plans or designs drawn up in accordance with instructions received from the Committee, such changes shall be separately paid for *pro rata* with paragraph 10 ; but the architects shall claim such extra payment before the revision is undertaken.

17. In the event of any dispute arising as to the amounts due under the agreement, the question shall be referred to an arbitrator to be approved by the Secretary of State and the architects, whose decision shall be final and binding on both parties. A similar procedure shall be followed to assess the compensation due to the architects in the event of complete or partial stoppage of work.

18. If cases arise of professional practice for which the conditions above laid down do not apply, the regulations laid down by the R. I. B. A. shall be followed.

SCHEDULE.

I.—Government House, with such staff quarters, attached offices and buildings and gardens as are included in the Viceregal Estate.

II.—Government of India Secretariats and attached buildings, *viz.*:—

Legislative Department.

Home Department (including Director, Criminal Intelligence Department, and Director-General, Indian Medical Service, and Sanitary Commissioner).

Revenue and Agriculture (including Inspector-General of Forests and Office of Surveyor-General).

Public Works (including Consulting Architect, Inspector-General, Irrigation, and Electrical Adviser).

Finance Department (including Comptroller-General, Comptroller, India Treasuries).

Education Department (including Director-General, Archæology).

Foreign Department.

Commerce and Industry (including Commissioner, Salt Revenue, Chief Inspector of Explosives, Director-General, Commercial Intelligence, Comptroller, Patents and Designs, Railway Board and Railway Accounts).

Post and Telegraph Secretariat (including Postal Accountant-General).

Army Department Secretariat.

Army Head-Quarters (including Military Finance).

Other accommodation comprised in the main Secretariat block.

III.—All fountains, waterways, statues, colonades, monuments and gateways lying within the vista running from Indrapat on the east to the proposed Amphitheatre on the west, and shown in the attached plan.

Copy of a letter from Messrs. Herbert Baker and Edwin L. Lutyens to the Chairman, Imperial Delhi Committee, dated Delhi, the 19th March 1913.

We understand that it is now proposed to eliminate the honorarium provided for in clause 10 of our draft agreement as payment for our services as "general advisers", as defined in clause 2. If this clause 2 is to mean anything and our artistic control is to have any effective value, it will involve on the architects considerable work and some expense. Criticism in words is, it is true, cheap and easy, but our experience shows us that architectural criticism to be of any real value must be translated into drawings. It is useless to say a thing is bad, unless you show how it can be made good or at least better. Although such drawings might be rough sketches only, they might often involve clerical assistance and office expenses. Besides this criticism, we presume the clause includes our services as architects to the Town-planning scheme, for which much architectural advice will be continually required as the preliminary plan expands into details. For these reasons we consider that the honorarium provided for in the draft will prove to be not excessive, but rather inadequate for the services we shall render under the clause.

No. 306.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 8th April 1913, 3-55 p. m. (Recd. 9th, 5 a. m.)

Your Public despatch No. 6, dated 27th February last. Delhi Committee. On the understanding that general project estimate sent for my sanction will apportion expenditure to each of the several principal buildings and other important projects, I approve your proposals with three modifications—

First.—That original and revised estimates for each work costing in excess of 20,00,000 lakhs of rupees be forwarded to me for sanction.

Second.—That your proposed total expenditure on Delhi for each year be submitted before commencement of year for my approval.

Third.—That an annual progress report showing items of general project estimate completed and in progress, with a statement of works to be taken in the following year, be furnished for my information.

I assume that personal supervision, which you contemplate in paragraph 4 of your despatch, does not derogate in any way from the collective authority and responsibility of Governor-General of India in Council, or relieve Committee from financial and other restrictions to which they would be otherwise subject. Please send copies of your orders, when issued, as to constitution and powers of Executive Committee. Despatch on the subject will follow in due course.

No. 307.

Secy., C. & I. Dept., to Private Secy. to Viceroy.

Telegram, Calcutta, 8th April 1913.

Your letter of 1st about accommodation for Press just received, being addressed Simla. The case is with Public Works. Proposals are for expenditure of Rs. 3,90,000, of which Rs. 2,40,000 is required to provide married quarters for 200 workmen in accordance with His Excellency's wishes expressed at time of visit to Press in December. Balance is required to house clerks and readers, for

whom no suitable accommodation was available last year. In the circumstances the additional expenditure seems to be unavoidable, if further trouble with Press hands is to be avoided.

No. 307a.

To THE HON'BLE SIR ROBERT CARLYLE, K.C.S.I., C.I.E., Member of the Viceroy's Council.

Viceroy's Camp, April 8th, 1913.

[Immediate.]

DEAR CARLYLE,

You wrote to the Viceroy about ten days ago suggesting that the issue of the despatch regarding the northern site might be deferred until after your departure, as you could not agree with it.

The Viceroy in his reply pointed out that you had already expressed approval of the southern site in an earlier despatch, and was hopeful that that consideration would have induced you to reconsider your view.

He has however now seen the Minute of Dissent which you desire to attach to the despatch.

The considerations you have urged in it appear to him to be of a destructive character; and if the Government of India adopted your views, the whole problem of new Delhi would be thrown into the melting pot once more, and all possibility of progress would be stopped for many months.

You may say that the Minute merely contains your own opinion, and is of no effect as against the considered opinion of the Government of India, and that you feel bound to give expression to your convictions in a matter of such permanent importance.

The Viceroy feels very strongly that any further delay in giving effect to the Durbar announcements—now nearly 18 months old—would be deplorable, and while he recognises that you are entitled to your own opinions, he deeply regrets that they should be in such violent opposition to his own and those of the rest of his Council.

It is true that they cannot affect the decision of the Government of India, and it is not very likely that they will move the Secretary of State, but it does seem to His Excellency possible that, adopting as they do the views of some of the most hostile critics that Government has had, their publication might cause considerable embarrassment and obstruction to the policy of the Government of India.

In these circumstances the Viceroy is disposed to adopt your suggestion that the despatch should be deferred until after your departure, and I am to enquire whether you will agree, in that event, to your Minute of Dissent being removed from the file. His Excellency would be glad if you would let me have a reply urgently by wire.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 307b.

Hon'ble Sir R. W. Carlyle to Private Secy. to Viceroy.

Telegram, Simla, 9th April 1913.

Am willing my Minute should be taken off file if despatch issues after my departure. Am writing.

P. S. V.—

Keep the file and wait to see the contents of his letter.

H.

No. 308.

Hon'ble Sir Robert Carlyle to Private Secy. to Viceroy.

Telegram, Simla, 9th April 1913.

Am willing my Minute should be taken off file if despatch issues after my departure. Am writing.

No. 309.

Secretary of State to Viceroy.

Telegram P., 9th April 1913, 10-45 p. m. (Recd. 10th, 10 a. m.)

Private. Delhi Committee. My official telegram of yesterday. I took steps to expedite consideration of your despatch. I do not think that the limitations imposed are of the kind to hamper the operations of the Committee. We may have to show our critics here that we are kept fully informed as to the progress of expenditure on new Delhi, and this will be secured by the modifications made to your proposals.

No. 310.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceroy's Camp, Dehra Dun, April 9th, 1913.

MY DEAR HAILEY,

Many thanks for the copy of the proceedings of the Imperial Delhi Committee.

I shall keep a separate file of them for His Excellency's ready reference, so should be grateful if they could be forwarded regularly in future.

His Excellency wrote "approved" on these.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 311.

Secretary of State to Viceroy.

Telegram P., 9th April 1913, 10-45 p. m. (Recd. 10th, 10 a. m.)

Private. I am informed that Joseph King's series of Parliamentary questions on New Delhi is based on letters from Mr. Begg, Consulting Architect, addressed to Mr. Dods Shaw, Parliamentary Reporter, who is his brother-in-law. I doubt if any action is advisable, but you should know the facts.

 No. 311a.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

Simla, April 10th, 1913.

MY DEAR DUBOULAY,

As I have telegraphed, I have no objection to my dissent being taken off the file if the despatch is deferred until after my departure. I was most reluctant to dissent; at the same time I felt so strongly that the report was open to serious criticism that I could not conscientiously have signed without dissent a despatch supporting any decision arrived at by the Government of India by a reference to this document. I am afraid its publication will lead to a great deal of adverse criticism. I suppose many would say that I ought, on my view of the matter, to dissent in any case, but I am so anxious to avoid the publication of the fact that there is any difference of opinion in the Government of India on the subject that I gladly accept His Excellency's suggestion.

I remain, yours very truly,
(Sd.) R. W. CARLYLE.

P. S.—His Excellency may be interested in the enclosed letter I have just received from Meston.

[ENCLOSURE TO THE ABOVE LETTER.]

FROM THE HON'BLE SIR JAMES MESTON, K. C. S. I., Lieut.-Governor of the United Provinces of Agra and Oudh.

Camp, April 6th, 1913.

MY DEAR CARLYLE,

Yours of the 28th March about Billson's successor. Life is so earnest now that our young foresters, according to Osmaston, are not even good *shikáris*. But we are putting in Patterson, who promises well; and will try somebody else in the cold weather, if necessary.

Yours sincerely,
(Sd.) JAS. S. MESTON.

368a

No. 312.

Viceroy to Secretary of State.

Telegram P., 11th April 1913, 12-30 p. m.

Private. New Delhi. Your private telegram of 9th. I am much obliged to you for your information relating to King's questions. The explanation is what I have suspected all along. Moreover Begg is in close touch with newspaper people, including Mrs. Cotes; Montagu knows about her.

No. 313.

Viceroy to Secretary of State.

Telegram P., 11th April 1913, 12-30 p. m.

Private. Delhi Committee. Your private telegram of 9th. I am very grateful to you for having expedited the reply to our despatch. I have not had time to consult anybody, but the conditions imposed strike me as eminently reasonable and conducive to strict control of expenditure, to which the greatest importance is attached by me.

No. 314.

FROM SIR SWINTON JACOB, K. C. I. E., &c.

Artillery Mansions, Westminster, S. W.,

April 11th, 1913.

DEAR LORD HARDINGE,

Your Excellency's kind letter, dated the 18th March, has reached me. I write at once to thank you.

Although I had no desire to put on harness of any kind, after my long service of 53 years in India, I feel it is an honour to be associated in any way in this great undertaking.

I am uncertain how far I shall be of any use, but I will gladly do anything in my power to help by advice whenever it is desired.

I have seen Mr. Lutyens and Mr. Baker here—the kind way in which they have welcomed me, together with the kind expressions in your letter just received, have done much to encourage me.

As soon as we can see our way clearly, I hope to communicate with the Chief Commissioner at Delhi, and I thank you for the suggestion you have kindly given.

I remain, &c.,

(Sd.) S. S. JACOB.

No. 315.

Secretary of State to Viceroy.

Telegram P., 12th April 1913, 7-30 p. m. (Recd. 13th, 7 a. m.)

Private. New Delhi. Your private telegram of the 2nd instant. Captain Swinton points out that the following corrections should be made in final report of the Committee :—

Page 2, paragraph 3, line 12 for “breadth” *read* “length”; page 3, paragraph 4, line 2 for “South-West” *read* “South-East”. Page 10, Section 2, sub-section 1 for “work with the best advantage into the lay-out” *read* “could work to the best advantage with the lay-out”. Page 13, Section 4, sub-section 10, line 5, *delete* word “anyhow”.

I will send you by mail fully signed copies of the report on the North site and the final report.

No. 316.

To THE HON'BLE MR. R. E. ENTHOVEN, C. I. E., Secy. to the Govt. of India,
Commerce and Industry Dept. (On tour Calcutta.)

Viceroy's Camp, Dehra Dun, April 12th, 1913.

MY DEAR ENTHOVEN,

In your telegram of the 8th you write—“of which Rs. 2,40,000 is required to provide married quarters for 200 workmen, in accordance with His Excellency's wishes”.

His Excellency has written on this—“I have no recollection of having expressed this wish.”

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 317.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 14th, 1913.

D.O. No. 22.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the second meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

*Proceedings of the Second Meeting of the Imperial Delhi Committee, held on
the 3rd April 1913.*

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commr.,
Delhi, President.*

MR. H. T. KEELING, *Chief Engineer, Delhi.*

MR. H. G. STOKES, C. I. E.

MAJOR GRIFFITHS AND CAPTAIN ROBERTS, B. E., also attended the
meeting.

1. The proceedings of the first meeting were read over, and it was directed that a copy, as now amended and confirmed, should be sent to the Private Secretary to His Excellency the Viceroy and to the Home, Public Works, Finance, Commerce and Industry, Education and Revenue and Agriculture Departments of the Government of India.

2. Read a letter No. 45-C., dated 22nd March 1913, from the Military Secretary to His Excellency the Viceroy, referring to the location of the Body-Guard in the Civil Station instead of in the Cantonment. Major Griffiths stated that the area reserved in the Cantonment plans was 10 acres for the lines, 6 acres for bungalows and 20 acres for a Parade ground. He considered that, if necessary, the latter item could probably be reduced. It was decided that there would be no difficulty in locating the Body-Guard in the Civil Station, but that the exact position could best be determined when

the lay-out was marked out on the ground, as the site for a Parade ground would have to be carefully chosen. It would be unnecessary to regard the Body-Guard building as part of Government House estate for the purpose of the agreement with the Architectural Advisers.

3. Major Griffiths referred to the Committee the case of the Gurgaon road. It was resolved that the Committee should maintain this as a construction road until replaced by a permanent road as provided in the lay-out. The present road should be continued up to $\frac{1}{2}$ mile beyond the 5th mile stone.

4. The Chief Engineer produced a detailed plan and estimate for the cost of establishing a Vandyke reproducing process. The capital cost is Rs. 6,489. The operator has already been provided for in the office establishment and the maintenance charges could be met from the Chief Engineer's contingencies. It was decided that, in view of the necessity for providing large numbers of copies of plans of a more accurate nature than can be supplied by the Ferro-type process, this estimate should be sanctioned, and steps taken at an early date to order the apparatus. The estimate should be included in the list, for which immediate appropriation of funds will be recommended.

5. The Chief Engineer produced an estimate for two Tachometers at a cost of Rs. 3,750. Resolved that this estimate should be sanctioned and included in the list of estimates, for which early appropriation of funds will be recommended.

6. Read a note by Mr. Addison, Special Land Acquisition Officer, making proposals as to the periods for which land recently acquired should be given out on cultivating leases. Resolved that Mr. Addison's proposals should be accepted with the addition that no leases should be given out in Indrapat, Selimpur or Alipur Pilanji. Resolved also that immediate steps should be taken to regularise the transfer of the cemetery near the Jail, which is required for gardening operations.

7. The Committee considered the terms of leases proposed by the Special Land Acquisition Officer for the grant of land on cultivating leases and accepted the proposals with some modification. The form of lease should be printed with the proceedings of the Committee.

8. The Committee considered the schedules showing accommodation required by each of the Departments in the Imperial Secretariat and for Government House, which have now been completed and printed. Resolved that the lists should be sent demi-officially to the Secretary of the different Departments of the Government of India, with a request that they would have them finally checked. Resolved further that, in addressing the Revenue and Agriculture Department, reference should be made to the proposal of the Committee to exclude the Photo-litho and Mathematical Instrument Office from the Imperial Secretariat buildings and to place them in a position more suitable to such buildings. Resolved further to address the Commerce and Industry Department with a view to obtaining early orders on the question whether the Patents Office and the Office of the Director-General of Commercial Intelligence will come to Delhi.

9. Read letter No. 215-Revenue, dated 10th March 1913, from the Punjab Government, regarding the deputation of an Extra Assistant Commissioner as Colonisation Officer in the Karnal and Rohtak Districts, to deal with the cases of the settlers expropriated from the Delhi Province who will take up lands in those districts. Resolved to address the Government of India recommending the appointment of this officer.

No. 318.

FROM THE HON'BLE SIR TREVREDYN, WYNNE, K. C. S. I., K. C. I. E., V. D., M. I. C. E.,
President, Railway Board.

Simla, April 14th, 1913.

DEAR DUBOULAY,

Referring to the enclosed letter in which I am asked to reply to you, I would suggest that "a Member of the Railway Board" be nominated to be the Consulting Member in regard to railway questions.

Important railway questions may arise affecting several railways, and it would be useful to the committee to have the advice of a "Member of the

Railway Board", as the Board would be conversant with the attitude and position of each railway affected.

Yours sincerely,
(Sd.) T. WYNNE.

[ENCLOSURE TO ABOVE LETTER.]

FROM C. W. E. COTTON, Esq., Deputy Secy. to the Govt. of India, Home Dept.

Simla, April 3rd, 1913.

D.-o. No. 427-Public.

DEAR SIR TREVREDYN,

I am desired to refer you to paragraph 3 of the Home Department Resolution No. 1954-C.—1976-C., dated the 25th March 1913, constituting the Imperial Delhi Committee (copy enclosed) and to say that His Excellency the Viceroy has requested the Home Department to obtain from the Railway Department their recommendations for the officer to be selected as Consulting Member representing your Department. Will you be good enough to submit to His Excellency at your earliest convenience one or more names for his consideration. I am sending a copy of this letter to DuBoulay and informing him that you will reply to him direct.

Yours sincerely,
(Sd.) C. W. E. COTTON.

Sir T. Wynne suggests "a Member of the Railway Board", because the constitution of the Board is in something of a state of flux.

He does not think that, in practice, it will lead to one member being deputed at one time and one at another.

He cannot suggest any one of lower status, as no one of lower status would be able to look at questions from a really broad point of railway view.

If you are unable to accept "a Member of the Railway Board" in general terms, he would suggest his own nomination.*

* I would prefer this.

H.

(Sd.) J. H. DuB.

372a

No. 318a.

FROM F. LUCAS, Esq., C.B., Private Secy. to the Secretary of State for India.

India Office, Whitehall, S. W., April 15th, 1913.

MY DEAR DUBOULAY,

I enclose for the Viceroy fully signed copies (including Mr. Brodie's signature) of the Town-planning Committee's report on the northern site and final report on the lay-out. The four small misprints corrected by Lord Crewe's private telegram of the 12th April are indicated in these copies.

Yours sincerely,

(Sd.) FRANK LUCAS.

These should, I think, be recorded in the Home Department.

J. H. DuB.

Yes.

H.

Please send.

J. H. DuB.

No. 318b.

FROM CAPTAIN G. S. C. SWINTON.

*Llandough Castle, Chowbridge, R. S. O., Glamorgan,
April 15th, 1913.*

DEAR LORD HARDINGE,

Brodie was kept in Liverpool all last week by threatened labour trouble, and it was not until after the Indian mail had gone that we could get him down to London.

When he came he signed both reports; and I took to the India Office two copies of each now duly signed by all of us.

One copy of each was to be sent out to Your Excellency, and the other retained by Lord Crewe. It is more satisfactory to have Brodie's own signature on the reports which are to be kept as record. He also promised to telegraph to you saying that he had signed.

One or two small misprints have been discovered, but we hope that they were also discovered and corrected in India before the bulk of the copies were printed. I pointed them out at the India Office.

Both Lord Crewe and Sir Thomas Holderness declare themselves very pleased with both reports.

I hope that Your Excellency is now a complete recovery, and with kindest regards to Lady Hardinge,

I am, yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 319.

J. Brodie Esq., to Viceroy.

Telegram, Liverpool, 17th April 1913.

Have signed all reports.

No. 320.

To CAPTAIN G. S. C. SWINTON, 2, Hyde Park Street, London, W.

Viceregal Lodge, Simla, April 18th, 1913.

DEAR SWINTON,

You may remember before you left writing me a letter about Ward's claims to consideration, and I think it will interest you to know that, though Harriot's case has not yet been decided, Ward has accepted an appointment in Siam on £4,000 a year, so I think that fairly well disposes of him.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 321.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Simla, April 18th, 1913.

MY DEAR HAILEY,

I don't know whether you remember that correspondence with Jardine about a gentleman who was prepared to give half a lakh of rupees himself and thought he could raise another two and a half lakhs for some institute at Delhi for the benefit of the public. The Viceroy approved of your suggestion and, in accordance with it, I wrote to Jardine to say that he greatly favoured the idea of a Zoological garden; but failing that, would suggest a public library. I now attach copy of a further letter I have had from Jardine, together with its accompaniment, and should be grateful for your remarks upon it.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ENCLOSURES TO THE ABOVE LETTER.]

- (1) Copy of letter from W. C. Jardine, Esq., dated 5th April.
 - (2) Enclosure to Mr. Jardine's letter.
-

No. 322.

To THE HON'BLE MAJOR-GENERAL W. R. BIRDWOOD, C. B., C. S. I., C. I. E.,
D. S. O., Secy. to the Govt. of India, Army Dept.

Viceregal Lodge, Simla, April 18th, 1913.

MY DEAR BIRDWOOD,

I return these previous *papers. You will see what His Excellency has written on your note.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 323.

TO THE HON'BLE MR. W. S. MARRIS, C. I. E., Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Simla, April 18th, 1913.

MY DEAR MARRIS,

I write to let you know that the Viceroy has approved of Sir T. Wynne as representative of the Railways and Major Griffith, R. E., as representative of the Army as advisory members of the Imperial Delhi Committee.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 324.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 18th, 1913.

D.-o. No. 3179.

MY DEAR DuBOULAY,

I write to ask if you could be kind enough to arrange that the Committee should now receive some definite orders regarding the "lay-out" of the city, which was submitted by the Town-planning Committee. Up to the present this has not been communicated to us by the Government of India. We have provided ourselves (surreptitiously, perhaps) with a copy of the lay-out and are marking this out on the ground. I may note in parenthesis that the work of marking out a large lay-out is both a difficult and a lengthy one. It has been necessary to build two towers in order to set off correct angles. These are approaching completion, and we shall shortly be in a position to mark out the corners of intersecting roads, &c., with masonry blocks. If the lay-out should subsequently be materially modified, some portion of the expenditure which we are incurring on this work may prove to have been wasted, but I feel sure that His Excellency will agree that it is better to run this risk than to delay the work of demarcation which is of course a necessary preliminary to the formation of our project estimate.

All that it is necessary for our present purpose is that the Government of India should be moved to refer the lay-out to us officially, and to request us to prepare a project estimate following the lines laid down in it.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

Home Department have only just got the file back from circulation. They are taking this up as an immediate matter, and will submit to Your Excellency in a day or two.

(Sd.) J. H. DuB.
(Sd.) H.

I have told him orders are on their way.

(Sd.) J. H. DuBOULAY,—26-4-13.

No. 325.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 19th, 1913.

D.-o. No. 54.

MY DEAR DuBOULAY,

I send you herewith a copy of the proceedings of the third meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURES TO THE ABOVE LETTER.]

Proceedings of the Third Meeting of the Imperial Delhi Committee held on the 11th April 1913.

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner of Delhi, President.*

MR. H. T. KEELING, *Chief Engineer, Delhi.*

MR. H. G. STOKES, C. I. E.

MR. G. WORSLEY, I. C. S., *Secretary.*

CAPTAIN ROBERTS, R. E., also attended the meeting.

1. The proceedings of the second meeting of the Committee held on 3rd April 1913 were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. Read the Chief Engineer's progress report of field work connected with the project estimate for the week ending Thursday, April 10th, 1913. It was directed that this should be printed in the proceedings of the Committee.

3. With reference to paragraph 6 of the proceedings of the second meeting, a note by the Land Acquisition Officer was read and considered. It was decided on reconsideration that—

(a) the agricultural area of Indrapat should be given out on lease for one harvest, except a small area to be demarcated by the Chief Engineer in the immediate neighbourhood of Purano Qila ;

(b) that such area of Alipur Pijanji, as was not required for the race course and its immediate surroundings, should be given out on lease for two harvests.

4. With reference to paragraph 8 of the proceedings of the second meeting, a letter from the Military Secretary to His Excellency the Viceroy, No. 1242, dated 26th March 1913, was read and considered. This letter revises in some details the list of accommodation required for Government House. It was decided to draw up at once a revised list of parts D and E and to forward them to the Military Secretary to His Excellency the Viceroy with a view of obtaining of a final approval to the list.

5. With reference to paragraph 9 of the proceedings of the second meeting, the Chief Commissioner stated that that the Government of India, Revenue and Agriculture Department, had been addressed on the subject of the appointment of an Extra Assistant Commissioner for colonisation work. (Letter No. 2902-Rev., dated 7th April 1913.)

6. The Committee then proceeded to discuss new agenda. The President read an extract from Finance Department letter No. 383-F., dated 24th March 1913, and a telegram addressed by him in connection therewith to the Public Works Department, Simla (No. 90, dated 5th April 1913), requesting sanction to an immediate allotment of Rs. 50,000 for urgent requirements, and a telegram No. 748-A. C. W. D., dated 7th April 1913, received in reply sanctioning the allotment. It was directed that this correspondence should be printed in the proceedings of the Committee.

The Financial Member of the Committee stated that the preparation of an allotment budget was being pressed forward ; the Chief Engineer's estimate of allotment required during 1913-14 had been received, but the Land Acquisition Officer's revised estimate was still awaited.

7. It was decided that the papers connected with Mr. Coventry's report on the afforestation of the Ridge, which were in circulation between members of the Committee, should be brought up at a very early date, with a view to addressing the Revenue and Agriculture Department of the Government of India for early approval to the estimate, which will be a provincial charge.

8. The President stated that the census of Indian Clerks' families, undertaken with the assistance of the Home Department, had now been completed as regards Delhi and Simla. It was decided that a revised population estimate should be taken in hand at once on the materials furnished by this census, and that a revised area should also be drawn up. In compiling the latter the following areas laid down by His Excellency the Viceroy should be taken as guides in determining bungalow areas, namely, class 1, 4 acres, class 2, 3.1, class 3, 2.8, class 4, 2.3, and class 5, 1.

9. It was pointed out that the Committee had so far received from the Government of India no official intimation that the lay-out put forward by the Town-planning Committee had been accepted by the latter. The field work and project estimating so far carried out is based on this lay-out, and it was decided to approach the Government of India with a request that the Committee might be favoured at an early date with an intimation whether this course is approved by them.

10. A letter received on 6th April 1910, together with a block plan from Mr. Baker, was read and considered by the Committee. The Chief Engineer stated that the area given in the block plan is being taken out and cross sections made, and the Committee decided to take Mr. Baker's letter into consideration as soon as these calculations were completed.

11. The Committee considered certain papers connected with breaking up of the type of the reports of the Town-planning Committee. It was resolved that the Financial Member should be requested to consider the matter and issue orders after consultation with Captain Roberts, R. E.

12. The Committee requested the Chief Engineer to forward a list of the officers serving under him, who should, in his opinion, receive motor car allowances under the rules provisionally sanctioned by the Government of India.

13. The following estimates were put in by the Chief Engineer, and the decision in each case is as noted against the estimate—

Nature of Estimate.	Amount.	Decision of Committee.
	Rs.	
1. Conversion of Executive Engineer's office into a testing room and collection room for samples.	6,652	Approved. Formal sanction to be conveyed and work charged against the appropriation of Rs. 50,000.
2. Detailed estimate based on Mr. Griessen's material for preliminary horticultural and park operations.	83,832	Detailed estimate to be scrutinised by the Financial Member and brought up for early decision in the Committee.
Works ...	16,026	
Maintenance...		

Nature of Estimate.	Amount.	Decision of Committee.
	Rs.	
3. Detailed estimate for installation of fans in Chief Engineer's office.	21,220	To be scrutinised by the Financial Member—allocation, if estimate approved, to be settled by him in consultation with Audit Officer.
4. Detailed estimate for filling in pits at Jaisingpura.	99,068	Detailed estimate to be scrutinised by the Financial Member and brought up for decision of Committee.
5. Detailed estimate for purchasing and storing steam rollers.	52,500	To be scrutinised by Financial Member, and proposals made regarding amount to be credited to head "51" if rollers utilised for provincial works.
6. Detailed estimate for purchase of steam wagons and lorries.	60,664	To be scrutinised by the Financial Member.

No. 326.

To J. A. BRODIE, Esq., City Engineer's Office, Liverpool.

Viceregal Lodge, Simla, April 22nd, 1913.

[Private.]

DEAR MR. BRODIE,

It is perfectly true that Gordon has left India and is about to take up a position of Irrigation Engineer in South Africa.

I had not, however, forgotten your recommendation of Ward, and some time ago I offered him a very highly-paid post with the Siamese Government, who want an experienced irrigation officer to look after and control some works in Siam. He is, I believe, at the present moment negotiating conditions with the Siamese Government, and I have little doubt that in the end everything will be arranged to his satisfaction. I am sorry to lose him from this country, but I have every reason to believe that the offer that has been made to him is a really good one, and that his work will be interesting.

I am much obliged to you for your telegram, stating that you had signed all the reports. The Committee for new Delhi is now hard at work, making the necessary preparations and going into the question of the estimates.

Keeling seems to consider that Ward's estimates are a little low. I only hope that Keeling's will not be too high. I hope that we shall be able to make a steady beginning in the autumn.

Please remember me very kindly to Mrs. Brodie.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 327.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 23rd, 1913.

D.-o. No. 79.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the 4th meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

Proceedings of the Fourth Meeting of the Imperial Delhi Committee held on the 18th April 1913.

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner, Delhi, President.*

MR. H. T. KEELING, *Chief Engineer, Delhi.*

MR. H. G. STOKES, C. I. E.

MR. G. WORSLEY, I. C. S., *Secretary.*

CAPTAIN ROBERTS, R. E., also attended the meeting.

1. The proceedings of the third meeting of the Committee, held on the 11th April 1913, were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. With reference to paragraph 4 of the proceedings of the 3rd meeting, the President stated that the revised list of parts D and E were forwarded to the Military Secretary to the Viceroy on 14th April 1913.

3. With reference to paragraph 6 of the same proceedings, the Financial Member of the Committee stated that he had made considerable progress

with the preparation of the budget, which would be ready for discussion on Tuesday, the 22nd instant. It was decided that the cost of the establishment employed on land acquisition should, with the sanction of the Government of India, be allocated between 45—Provincial, 51—New Delhi, the Army and the Railway Departments in proportion to the cost of lands acquired for each of these objects. The whole cost of the establishment should be provided in the Committee's budget and allocation made when the cost of lands acquired has been ascertained.

4. With reference to paragraph 7, it was decided to refer Mr. Coventry's report to the Chief Engineer for favour of consideration on the following points:—

Firstly.—What part of the area is to be afforested;

Secondly.—What reduction is possible by omission of the fencing; and

Thirdly.—Whether it is possible to divide the work into—

(a) the portion which can be usefully carried out before the water-supply is installed; and

(b) the balance of work after the completion of the installation.

5. With reference to paragraph 8, it was decided to request the Home Department to expedite the preparation of the census as regards Calcutta.

6. With reference to paragraph 12, the Committee considered certain proposals put forward by the Chief Engineer, and agreed that motor car allowances should be recommended for the following officers, namely,—

Mr. Keeling,	Mr. Parker,
Mr. Rouse,	Mr. Rennie,
Mr. Pitkeathly,	Captain Sopwith,

and, during the absence of the latter, Mr. Sale. Motor cycle allowances should be recommended for—

Mr. Robson.	Mr. Soi.
Mr. Symes.	Mr. Harvey.
Mr. Lomba.	

7. The following action was taken in regard to the estimates referred in paragraph 13 of the last proceedings:—

Nature of Estimate.	Amount. Rs.	Decision of Committee.
2. Detailed estimate based on Mr. Griessen's material for preliminary horticultural and park operations.	Works ... 83,832 Maintenance 16,026	The estimate was considered in detail by the Committee. It was decided to accept it and to include it in the allotment budget for 1913-14. Preliminary expenditure up to Rs. 5,000 should be incurred against the appropriation of Rs. 50,000.

Nature of Estimate.	Amount. Rs.	Decision of Committee.
3. Detailed estimate for installation of fans in Chief Engineer's office.	21,220	After consultation with the Audit Officer, it was resolved that this estimate should rightly form a charge under 45— Civil Works, and need not be considered by the Committee. If the fans are subsequently taken over for use at Raisena, there will be a write- back against the head 51.
4. Detailed estimate for filling in pits at Jaisingpura.	99,068	The Committee considered the estimate in detail. It appeared, 1stly, that it is necessary for sanitary reasons that these pits, which will be close to the Administration Offices and the Clerks' quarters, should be filled in; 2ndly, that no part of the expenditure can reasonably be debited to the Railway Department; 3rdly, that it is advisable to dispose at an early date the materials of the Mound between Raisena and Jaisingpura, which has to be removed in any case, as it lies in the main avenue between the Secretariat and the Juma Musjid. It was therefore decided to sanction this estimate and to include the work in the Progress Budget. The work should be begun at as early a date as possible. The Chief Engineer will give separate details of the cost of filling those pits which have been dug since the issue of the notification of December 1911.
5. Detailed estimate for purchasing and storing steam-rollers.	52,500	This estimate was discussed in a note of the Financial Member which was read by the Committee. It was split up into two parts—Rs. 45,260, cost of seven steam-rollers and Rs. 7,205, cost of sheds, coal

Nature of Estimate.	Amount. Rs.	Decision of Committee.
6. Detailed estimate for purchase of wagons and lorries.	60,664	stores and quarters for six drivers. It was considered that this number should be sufficient to provide for the drivers of other rollers which are likely to be acquired in future. It was decided to sanction the estimate and enter it in the appropriation budget. This estimate was considered in detail. It provides for 5 lorries and trailers and one motor tractor with trailer. The Chief Engineer represented that these lorries were necessary, both for general reasons and in order to reduce the price of cartage, as the cartmen tend to form a ring against Government. It was decided to accept the estimate and enter it in the appropriation budget.

8. The Committee then proceeded to discuss new agenda. The President read telegram No. 522-E., dated 12th April 1913, from Public Works Department, Simla, suggesting that Mr. Ward should stay on duty at Delhi for a short period after the 15th April, and asking if his services could be utilised. The Committee agreed that Mr. Ward might usefully be retained for one month in charge of preparation of the project for the training works in the river. It was decided to include the cost of salary for this period in the appropriation budget.

9. A Report was read from the Chief Engineer giving the progress of field work in the Divisions of—

- (a) Executive Engineer, 4th Project Division.
- (b) Sanitary Engineer.
- (c) Superintendent of Works.

It was decided to print these progress reports on the proceedings of the Committee.

10. The Committee considered the question of setting apart lands for a temporary grass farm for the Delhi Cavalry Regiment, in view of the acquisition of the Military Bela lands. It was decided that it would be unnecessary to take steps for the present, as the Military Bela land would not be utilised during the present year.

11. The Committee considered Government of India, Home Department, letter No. 176-C., dated 10th January 1913, regarding the acquisition of Block D. At the request of the Financial Member, the letter was referred to him for further consideration.

12. The Chief Engineer put forward the following estimates which were duly considered by the Committee :—

Nature of Estimate.	Amount. Rs.	Decision of Committee.
1. Estimate for purchase of two Bell Elliot Patent Tangent Reading Tacheometers.	3,750	The estimate be sanctioned and the sum charged to the appropriation of Rs. 50,000. This is the estimate referred to in paragraph 5 of proceedings of the 2nd meeting.
2. Cost of repairing and maintaining the first 5½ miles of the Gurgaon Road.	5,494	That the estimate may be sanctioned with reference to paragraph 3 of the proceedings of the second meeting, and the amount charged to the appropriation of Rs. 50,000.
3. Estimate for expenditure on the survey, demarcation, &c., of roads and irrigation channels for the new capital.	24,712	That the estimate may be sanctioned and expenditure up to the Rs. 7,500 be incurred and charged to the appropriation of Rs. 50,000.

No. 328.

Viceroy to Secretary of State.

Telegram P., No. 124, 24th April 1913, 5-10 p. m.

Private. Delhi. My private telegram of April 2nd.

Do you think that final report with lay-out should be published, or would it be sufficient to place copies in libraries of both Houses of Parliament? A long time is taken in the reproduction of coloured maps and plans in large numbers.

No. 329.

Viceroy to Secretary of State.

Telegram, 24th April 1913. (Despd. from Home Dept.)

Your telegram April 8th. We accept modifications made by you in proposals submitted with our despatch of February 27th. Your assumption,

regarding paragraph 4 of that despatch is correct. On receipt of your despatch we shall issue final orders regarding financial powers of Delhi Committee and communicate copies of our complete orders, both as regards Committee's constitution and powers, to you.

No. 330.

To THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Simla, April 25th, 1913.

MY DEAR HAILEY,

In conversation with you the other day, I mentioned the fact that the Young Men's Christian Association had approached me on the subject of securing a site at Delhi for the head-quarters of their Indian organisation with offices, athletic grounds, &c., and I asked you whether I should send the papers to you, and you agreed that that would be a good thing. I have now had them looked up in the office, and I find that I sent you all that I had on the 14th December. So if you feel ready now to entertain proposals from the Association, you might get into direct communication with them.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

P. S.—I am stirring up the various Departments about getting out definite orders to you regarding the lay-out of the city, and I hope you will now get them very soon.

No. 331.

To F. W. JOHNSTON, Esq., C. I. E., Offg. Secy. to the Govt. of India, Finance Dept.

Viceregal Lodge, Simla, April 25th, 1913.

MY DEAR JOHNSTON,

The Viceroy is very anxious that all questions connected with new Delhi should be pushed forward with the greatest possible despatch. He has just asked me about the question of the Architects' fees. The Public Works Department tell me that their case was sent to the Financial Department two days ago, and I write this to ask you to see that it is not held up a

moment longer than is necessary. Would you kindly let me know when you think you will be able to get it disposed of, so far as your Department is concerned?

Yours sincerely,
(Sd.) J. H. DuBOULAY.

P. S. V.—

Will you please enquire of Home Department where the question of the Architects' fees now is? It is hard work to get things to move!

(Sd.) H.

No. 332.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 25th, 1913.

D.-O. No. 103.

MY DEAR DuBOULAY,

I send you herewith a copy of the proceedings of the 5th meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

Proceedings of the 5th meeting of the Imperial Delhi Committee held on the 22nd April 1913.

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner, Delhi, President,*

MR. H. T. KEELING, *Chief Engineer, Delhi,*

MR. H. G. STOKES, C. I. E.,

MR. G. WORSLEY, I. C. S., *Secretary,*

MAJOR BEADON, *Deputy Commissioner*
and

MR. J. ADDISON, I. C. S., also attended the meeting.

1. The proceedings of the 4th meeting of the Committee held on the 18th April 1913 were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. With reference to paragraph 3 of the proceedings of the 4th meeting, the Financial Member of the Committee brought forward the allotment budget for 1913-14. This was considered in detail by the Committee, and it was decided to forward it, after making some modifications, to the Government of India with the recommendation that an allotment should be made for the expenditure (in round) of Rs. 86,10,000 shown in the budget. The individual items detailed in the budget will of course require the sanction of the Committee, or, if necessary, of the Government of India; the budget has been drawn up for allotment purposes only. A copy of the budget should be printed in the proceedings of the Committee.

3. The Committee considered and approved an estimate for Rs. 500 for carriage and repair of scientific instruments; the estimate to be charged to the appropriation of Rs. 50,000.

4. The Committee considered the detailed estimate put forward by the Chief Engineer for the construction of Temporary Offices, &c., at Raisena at cost of Rs. 1,28,568, together with a note by the Financial Member. The estimate was approved and entered in the allotment budget.

5. The Committee then proceeded to discuss the matters for which they had requested Messrs. Beadon and Addison to attend the meeting—

(a) It was decided to request the Government of India to sanction for a further period of six months the special Land Acquisition Pleader, whose appointment expires on 12th May 1913.

(b) It was decided that the management of the acquired lands let out on lease should remain with the Deputy Commissioner, and not with the Land Acquisition Officer.

(c) The Committee decided to sanction the acquisition of land in Block B along a revised line shown by the Land Acquisition Officer on the 12' map produced by him. The line is intended to rectify a number of awkward angles near Pahargunj. It was decided that should any part of the land falling within the revised line be required by the Railway, it should be handed over to the latter at the cost price of the land, *plus* the proportion of the cost of acquisition establishment.

(d) It was generally agreed that it was inadvisable that the buildings of the new city should extend beyond a line drawn roughly through the south of Pahargunj and prolonged west through the Buli Batyari-ki-Mahal, as it is necessary to provide for an extension area for old Delhi. The only area now remaining available for this purpose is that lying between the line thus described and the Railway line on the north. The development of part of this area is an urgent necessity, as it is essential to provide for menials and others dispossessed from Raja-ki-Bazar, Malcha, Indrapat, &c.

If this should involve a modification of the lay-out, the Government of India will be addressed.

(e) It was decided to allow the inhabitants of Alipur village to utilise the wood work of their village in constructing temporary quarters and also to allow the inhabitants of Malcha to stay on for the present summer.

(f) The Land Acquisition Officer was requested to acquire a strip of land 300' in width along the base line A, Juma Masjid, even though this would involve in some cases, paying for uncut crops.

No. 332a.

FROM THE HON'BLE Mr. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, April 26th, 1913.

D.-o. No. 137.

MY DEAR DUBOULAY,

Will you kindly refer to your letter of 18th regarding the anonymous donation of three lakhs for an institution in new Delhi.

I am afraid that, in face of the reluctance of the donor, we cannot press for the utilisation of the money on a Zoo. Nor do I think it possible to combine a Zoo with an agricultural institute in the manner suggested. The agricultural institute would be useless unless it were on a large scale, involving a heavy expenditure on permanent staff, and the whole of their cost of maintenance would of course fall on Government. I am not sure that Government would regard the new capital as a suitable place for expenditure of this sort.

On the whole I think that we should suggest that the money should be spent on a public library.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

No. 333.

Viceroy to Secretary of State.

Telegram P., No. 125, 29th April 1913, 11.30 a. m

Private. Delhi Town-planning Committee Report. Please see your private telegram of March 13th. Copies of the original report with maps for presentation to Parliament were despatched from Simla on April 23rd. To enable us to publish here, please wire date of publication at home.

No. 334.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commr. of Delhi.

Delhi, April 29th, 1913.

D.-O. No. 154.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the sixth meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

*Proceedings of the sixth meeting of the Imperial Delhi Committee held on the
25th April 1913.*

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner,
Delhi, President.*

MR. H. T. KEELING, *Chief Engineer, Delhi.*

MR. H. G. STOKES, C. I. E., I. C. S.

MR. G. WORSLEY, I. C. S., *Secretary.*

CAPTAIN ROBERTS, R. E., also attended the meeting.

1. The proceedings of the fifth meeting of the Committee held on the 22nd April 1913 were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. With reference to paragraph 5 (d) of the proceedings of the fifth meeting, the Chief Engineer stated that he was in consultation with Major Beadon regarding some details of the line to be followed, and would again bring the question before the Committee.

3. The Committee considered the progress report of field work in connection with the preparation of the project estimate for the week ending 22nd April 1913.

The report included the operations of—

- (1) Superintendent of Works.
- (2) Sanitary Engineer.
- (3) The Engineer in charge of the 4th Division.

It was ordered that the report should be brought on the proceedings of the Committee.

4. The Committee considered a detailed estimate prepared by the Chief Engineer for experimental work on walls, floors and cornices. It was decided to exclude from the estimate those experiments which related to Mr. Meares' patent, but to address the Government of India with a recommendation that experiments on this patent should be carried out at the cost of general revenues and should not be charged to the head 51—New Delhi. The remainder of the estimate was sanctioned being treated as two parts—(a) the sum of Rs. 12,204 for experiments on walls, floors and cornices to be carried out forthwith; (b) the estimate of Rs. 7,796 for cost of works to be carried out at the requirement of the architects on their arrival in Delhi next winter. The latter work not to be undertaken without further reference to the Committee.

5. The revised proposition statement of establishments to be employed on new Delhi was considered in detail by the Committee. It was directed that this should now be forwarded to the Public Works Department of the Government of India and printed on the proceedings of the Committee.

6. It was decided to make provision of a sum of Rs. 15,000 for Minor Works and to delegate to the Chief Engineer authority to sanction such works up to the limit of Budget provision, and to a total of Rs. 5,000 in the case of any one work, subject to the submission of a monthly progress report.

Ne. 335.

Secretary of State to Viceroy.

Telegram P., 30th April 1913, 10-40 p. m. (Recd. 1st May, 9 a. m.)

Private. Delhi. Your private telegram of April 24th. I think it will be necessary to present report and lay-out with the least possible delay. Please consider whether letter press could be presented by itself, and maps and plans when ready as a second volume subsequently.

No. 336.

To E. L. LUTYENS, Esq.

Viceregal Lodge, Simla, April 30th, 1913.

[*Private.*]

MY DEAR LUTYENS,

Many thanks for your letter of the 31st of March written on board the *Mantua*.

The figures you send me of the size of the various rooms appear to me quite satisfactory.

I like your rough sketches of the eastern façade showing the four smaller domes, and I like the latter very much. I think they will be a great improvement.

As regards the opening of the big dome to the air, I do not in the least mind the dome being closed. I think it has many advantages.

As to the pointed arch in your suggested combination, I think the latter is open to a good deal of hostile criticism. You know my views about the pointed arch which need not be in opposition to the constructional mind of the West as proved by certain arches at the Kutub, but I do not wish to be dictatorial in this matter and must leave it to you, architects, to thrash out with Swinton Jacob. But I cannot help feeling that the round arches which appear in yours and Baker's drawings are somewhat banal in character.

I hope that you are very well, and that you found your family flourishing on your return.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 337.

Viceroy to Chief Commissioner, Delhi.

Telegram, No. 88, 1st May 1913.

I am sure it is hot at Delhi, and I feel it would do you good to have a change for a few days. We shall be very pleased to see you when most convenient to yourself.

No. 338.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 1st May 1913, 7-40 p. m. (Reed. 2nd, 6 a. m.)

Your telegram dated 24th March. New Delhi. Lutyens has submitted claim for fee and subsistence allowance up to 7th April, which it is proposed to pay subject to any observations on your part.

No. 339.

FROM E. L. LUTYENS, Esq., A. B. A.

17, *Queen Anne's Gate, Westminster, S. W.*,

May 1st, 1913.

MY DEAR LORD HARDINGE,

I received Your Excellency's letter of March 28th, returning me those very rough sketches with your remarks upon them, on my return from Ireland. I note and appreciate them all.

I have seen Sir Swinton Jacob two or three times. He is a most charming old fellow; and when our instructions arrive from India, I will go into the whole question with him carefully and show him your remarks and letters, &c. I do not forget that it is a British Indian Administration that is charged with this most important and far-reaching task, and a Calcutta is, from an architectural point of view, impossible as it is—from those photographs I have seen—not very good architecture!!

What one would like! is as much liberty in design as is possible, remembering always the great essentials of Indian conditions and sentiments, both of today and the *future*! In England we should never have had either Westminster Abbey or St. Paul's Cathedral, two buildings widely differing—and much else besides that's good—had not new ideas been generously imported from abroad, yet both buildings are essentially English, so it should be with India.

Yes, I suppose a semi-circular arch is commonplace; it is a shape which cannot vary, but good ones are as rare as any other good things, and what makes them good or bad is their relation to their surroundings and their proportions and their relative depths.

Sir Swinton Jacob made a suggestion, which I do not think practicable or could be upheld, that our plans should be given to his Indian draughtsmen—men that went in for the bungalow competition—who would put on Indo-Saracenic elevations!!

It would miss the whole point and essence of fine architecture whereby the plans, elevations and sections make one complete organism perfect and inseparable. He is very much inspired with the Bikaner Palace style of building.

I found my family very well and flourishing, though I have not had time to count them yet!

I am writing to Lady Hardinge accounting for what Baker and I did, &c., here and in Paris. I will return those very rough sketches, after copying your remarks upon them into my copies.

Thanking Your Excellency for your letter,

I am, yours sincerely,
(Sd.) EDWIN L. LUTYENS.

No. 340.

Viceroy to Secretary of State.

Telegram P., 3rd May 1913, 11-35 a. m.

Private. Delhi. Your private telegram of April 30th. We think that by itself letter-press would lose in interest, and will forward, by mail leaving May 17th or May 25th, copies of report and maps for Parliament.

No. 341.

To W. C. JARDINE, Esq., c. i. e., Resident in Gwalior.

Viceregal Lodge, Simla, May 3rd, 1913.

MY DEAR JARDINE,

I am sorry for the delay in answering your letter of the 5th April, but the Viceroy has been thinking the matter over. On the whole he does not think it would be possible to combine a Zoo at Delhi with an Agricultural Institute in the manner suggested by your friend, and besides the Agricultural Institute would be useless unless it were on a large scale involving a heavy expenditure on permanent staff, which would be rather a serious charge for Government to undertake, and perhaps Delhi would not be the proper place for it either. On the whole His Excellency is of opinion that the best thing would be for your friend to devote his donation to a library at Delhi. There is already one in contemplation for old Delhi, and your friend might have his library in new Delhi. I do not know how far three lakhs would go for such a purpose, but doubtless he or you will enter into correspondence with the Chief Commissioner about this.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 342.

FROM THE HON'BLE MR. W. M. HAILEY, c. i. e., Chief Commissioner of Delhi.

Delhi, May 3rd, 1913.

D.-o. No. 208.

MY DEAR DuBOULAY,

I send you herewith a copy of the proceedings of the 7th meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE FOREGOING LETTER.]

Proceedings of the 7th Meeting of the Imperial Delhi Committee held on the 1st May 1913.

PRESENT:

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner, Delhi, President;*

MR. H. T. KEELING, *Chief Engineer, Delhi;*

MR. H. G. STOKES, C. I. E., I. C. S.;

MR. G. WORSLEY, I. C. S., *Secretary;*

MAJOR BEADON, *Deputy Commissioner, Delhi;* MR. SALKFIELD and MR. MOUNT, B. E., also attended the meeting.

1. The proceedings of the 6th meeting of the Committee held on the 25th April 1913 were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. The Committee considered in detail the plans of the new terminus and its approaches, forwarded with letter No. 125, dated 23rd April 1913, by Lieutenant A. H. L. Mount, B. E., Executive Engineer, Railway Surveys, Delhi. Some minor modifications in the plan necessary in order to co-ordinate the design with the improvement schemes designed under the orders of Major Beadon were indicated by the Committee, but it was considered that action on the case as a whole must be deferred until the Committee had obtained the orders of the Government of India definitely accepting the scheme as set forward in the plan. It is a matter of vital interest for the Committee that orders on this point should be received as soon as possible; as until they have been received, it is impossible to co-ordinate the various schemes for city improvements and extensions with the lay-out proposed by the Town-planning Committee.

3. The Committee considered the list of rooms and offices for which furniture and fixtures should be designed by Messrs. Baker and Lutyens (*vide* paragraph 6th of the draft agreement with the Architects). It was decided to recommend the following, namely:—

GOVERNMENT HOUSE.

State Rooms—

Durbar Hall and adjoining corridors.

State Dining Room.

Ball Room.

State Drawing Room.

Small Drawing Room.
 Billiard and Smoking Room.
 Entrance Hall.
 Degagement.
 2 Main Staircases.
 Supper Room.
 Halls on lower floor.
 Library.

Legislative Council Chamber—

Council Chamber.
 Library and Writing Room.
 Public Gallery.
 Committee Room.

State Suites—

4 State Suites, each consisting of—
 2 bed room.
 2 bath room.
 1 sitting room.

Secretariat—

Conference Hall with its three reception rooms.
 Room for the reception of Indian Chiefs (Foreign Department List).
 Entrance Halls and Main Corridors.

No. 343.

To CAPTAIN G. S. C. SWINTON.

Viceregal Lodge, Simla, May 4th, 1913.

MY DEAR SWINTON,

Many thanks for your letter of the 15th April.

I received Brodie's telegram announcing his signature of the reports, and I am glad that this formality is completed. We are having all the reports and maps printed for presentation to Parliament. There may be a certain amount of controversy over them, but on the whole, I think, it is best to lay our cards upon the table, and our position is sufficiently strong to meet any factitious criticism.

Now that the work has begun in earnest, I do not think that people will bother themselves about new Delhi except a few who want to make themselves nasty, and who will always be attacking the question of finance. I shall know better how to meet this kind of criticism when our estimates have been finally revised.

Thank you very much for your kind enquiries as to my health. I am glad to say that I am now quite well again.

My wife and I both send you many messages.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 344.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, May 5th, 1913.

D.-o. No. 3628.

MY DEAR DuBOULAY,

His Excellency very kindly asked me to come up to Simla, and I am very glad of the opportunity, as there is a question of great importance now before us, which I wish to be allowed to lay before him.

The whole of our plans, not only regarding the lay-out, but as I shall explain in regard to other matters, are dependent on the acceptance of the railway scheme, and so far we have had nothing to show that the Government of India are prepared to accept the scheme in its present shape and to see it through. The cost will not be less than 180 lakhs, if the full estimate is carried out. It is true that this will not count against the head 51—Capital cost of new Delhi; but it cannot ultimately escape insertion in the *pro formâ* Dehli account. It would affect our plans vitally if the Government of India were at some subsequent stage to be deterred by the necessity of facing this expenditure. I suggest this possibility, not merely because the expenditure is great, but because as you know the interests of Companies are concerned, and one at least of them is opposed to the scheme.

An additional consideration calling for notice is that we are quite unable to pursue our plans regarding the city extensions until this question is decided. We are preparing a project which co-ordinate the city improvements, the city extensions, and the new city lay-out. But its execution is of course dependent on the railway project being carried out substantially in its present form.

Finally it is necessary, if the railway scheme is to be carried out, to take steps at once to divert the Agra-Delhi Chord line within the next two or three years. It runs right across our building area; and we must have it diverted

unless we are materially to alter our plans. I am not sure that this point has been fully recognised in the discussions which have taken place.

The question is so large a one and so vital that I venture to ask His Excellency to arrange for an authoritative decision at an early date by the Government of India as a whole ; it cannot remain a purely railway question, and it is of course altogether outside the scope of the Committee's powers.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

I quite agree with what Mr. Hailey says. I have seen the scheme, but I have nothing in my possession which I can submit to the Government of India. Please ask the Railway Department to give me the scheme, so that I may be able to submit it to the Government of India.

H.,—6-5-13.

No. 345.

TO THE HON'BLE MR. W. S. MARRIS, Offg. Secy. to the Govt. of India, Home Dept.

Viceregal Lodge, Simla, May 6th, 1913.

MY DEAR MARRIS,

I enclose* to you herewith, for record in the Home Department, two fully signed copies (including Mr. Brodie's signature) of the Town-planning Committee's report on the northern site and final report on the lay-out. The four small misprints corrected by Lord Crewe's private telegram of the 12th April are indicated in these copies.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

* Enclosures not reprinted.

No. 346.

TO F. LUCAS, Esq., C. B., Private Secy. to the Secretary of State for India.

Viceregal Lodge, Simla, May 7th, 1913.

MY DEAR LUCAS,

I write to thank you for the fully signed copies of the Town-planning Committee's report on the north site and final report on the lay-out of new Delhi.

Yours sincerely,
(Sd.) J. H. DuBOULAY.

No. 347.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, May 7th, 1913.

D.-o. No. 226.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the 8th meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

Proceedings of the 8th Meeting of the Imperial Delhi Committee held on the 3rd May 1913.

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner. Delhi, President;*

MR. H. T. KEELING, *Chief Engineer, Delhi;*

MR. H. G. STOKES, C. I. E., I. C. S.;

MR. G. WORSLEY, I. C. S., *Secretary;*

MR. J. ADDISON, I. C. S., and CAPTAIN ROBERTS, R. E., also attended the meeting.

1. The proceedings of the 7th meeting of the Committee, held on the 1st May 1913, were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. Read progress report of field work in the Divisions of—

(a) Sanitary Engineer.

(b) Engineer in charge of 4th Project Division for the week ending 30th April 1913, together with a note by the Chief Engineer, dated 2nd May 1913. Ordered that the report should be printed in the proceedings of the Committee.

3. Read a letter from the Government of India in the Army Department, No. 6760-M.W.—2, dated 21st April 1913, regarding provision of water and irrigation supply to cantonment and similar matters. Ordered that the letter should be printed in the proceedings of the Committee, and the questions referred to taken up when the project estimate was completed.

4. Read a letter from Mr. Baker, dated 11th April 1913, advising the despatch of certain plans containing alterations to Secretariat buildings. It

was noted that, as the plans have not yet been received, the delay will involve the postponement of the date referred to in paragraph 3 of the first meeting of the Committee held on the 27th March 1913.

5. Read Government of India, Home Department, endorsement No. 640, dated 24th April 1913, forwarding certain correspondence regarding the powers of the Committee, and Public Works Department letter No. 630-M., dated 1st May 1913, conveying instructions in regard to the commencement of work in advance of the preparation of the project estimate. Resolved that the letters should be printed in the proceedings of the Committee, and the Financial Member requested to prepare a note on the subject of the effect of the orders, and with a view to a further reference being made on the subject of paragraph 4 of letter No. 630-M., dated 1st May 1913.

6. Read a letter from the Government of India, Public Works Department, No. 573, dated 26th April 1913, conveying instructions with regard to the preparation of a project estimate on the lines of the lay-out submitted by the Town-planning Committee. This letter will be printed in the proceedings of the Committee. With regard to the various matters dealt with in the letter, it is noted (a) that the complete lay-out is under preparation, and the project estimate has already been taken in hand; (b) that the preparation of proposals regarding residences for officers, clerks and menials has now been taken in hand (*vide* paragraph 8 of the proceedings of the 3rd meeting held on the 11th April 1913), and recommendations as to the precise number of residences to be built, and regarding the size of compound areas, will shortly be ready for consideration; (c) the Financial Member of the Committee was requested to take in hand the preparation of proposals regarding the matters referred to in paragraph 4 of the letter in question, namely, the terms upon which building sites for shops, houses, schools, &c., should be given; (d) the question of Pahargunj will be dealt with as part of the scheme for city extensions, the consideration of which is already in hand (*vide* clause (d) of paragraph 5 of the proceedings of the 5th meeting of the Committee held on the 25th April 1913); (e) provision for the improvement of the present Civil Station is being made in the budget of the notified area. Detailed estimates are under preparation.

7. Read the Home Department letter No. 176-C., dated 10th April 1913, regarding the acquisition of block D (see paragraph 11 of the proceedings of the 4th meeting of the Committee held on the 18th April 1913). The feeling of the Committee was generally against the acquisition of the land in this block and in favour of making legislative provision against the erection of undesirable buildings, &c. It was decided however that, before the Government of India were addressed, the Land Acquisition Officer should be requested to state the cost of acquiring Mohammadpur village.

8. The Committee considered and approved a detailed estimate of Rs. 1,471 for installing fans in the office of the Land Acquisition Officer.

9. It was decided that it would be unnecessary to provide for the present for the services of a Health Officer in connection with the work on the new site, as the services of the Health Officer of Temporary Delhi could be utilised until the coming winter.

10. An un-official reference from the Commerce and Industry Department, Government of India, regarding the proposal to hold an International Exhibition at Delhi was discussed by the Committee, and the President was requested to reply to the reference.

11. The Financial Member of the Committee was requested to discuss with the Deputy Commissioner the exact terms of grazing leases to be given out on the acquired area.

No. 347a.

Viceroy to Secretary of State.

Telegram, 16th May 1913. (Despd. from Home Dept.)

Your telegram of 1st May. Lutyens. We calculated his date of arrival as 5th April. If he actually arrived 7th, we agree to payment of fee and subsistence allowance from 1st March up to latter date. Deduction of five pies per rupee should be made for income tax. He is also entitled to Rs. 132-8-0 for travelling allowance, Delhi to Bombay. Statements of dues to Swinton and Evan follow.

No. 348.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Simla, May 18th, 1913.

MY DEAR HAILEY,

Although we only parted yesterday, I have already to bombard you with a question.

I have received this morning a letter from Lutyens in which he writes—
“Directly I receive instructions confirmed from India, I shall start to work and send you sketches and tracings from time to time of my progress.”

Does this mean that we cannot give him instructions until the project estimate has been submitted and sanctioned which, at the quickest rate, could hardly be before November next, or are we able to give him some intermediate or provisional instructions? Yet I realise that it must be difficult to prepare plans until a decision is taken as to the cost. On the other hand, if we were to limit the cost of the building and decoration of Government House to £250,000, I think we should be on safe ground. It seems to me that instructions of some kind should be given, the alternative being to lose six months of valuable time.

Please let me have your views.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 349.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, May 21st, 1913.

MY DEAR LORD HARDINGE,

I think I can best answer Your Excellency's letter of the 18th by stating exactly how the case stands with regard to the designs of the Architects.

(1) Before they left India we gave them approximate lists of the accommodation required. These lists were to be confirmed as soon as we had completed our enquiries from the departments of the Government of India. One or two departments have still to answer us; I have reminded them by telegraph, and next week we should be able to send home complete instructions as to the accommodation required. The modifications to be introduced into our approximate lists will not be numerous.

(2) The Architects have given us rough plans which we are now engaged in fitting on to the contoured survey of the site. A one-foot contour has just been completed for this purpose, which we are about to send home to the Architects with our suggestions. The level on which we build affects vitally the question of basements and approaches.

(3) As soon as we have completed our investigation into the economical level for building, we shall be in a position to state the rough cost of constructing the shell of the buildings shown in the Architects' rough sketches. The Chief Engineer has promised us this for 15th June. We can then make an addition, at percentage rates, for decoration and internal fixings. This will give us the rough cost of the buildings as a whole.

(4) I advise that we should get at these figures of rough cost before we convey to the Architects any instructions other than those referred to in paragraph 1 above. As soon as we have these figures, however, I propose to report them at once to Your Excellency, with a view to deciding the course of action to be then taken. My advice is that we should adopt in the case, both of the Government House and Secretariat, an arbitrary figure divided into (a) shell, and (b) decoration cost, and should direct the Architects to proceed to their first detail plans on this basis. Any subsequent alterations required as a result of the Secretary of State's orders on the project estimate would under the agreement form the basis of a claim for extra payment to the Architects. But it is better to face the expenditure thus entailed than to risk the waste of time. Even if the alterations required were substantial, they would only take a month or two to execute, and we should, on the other hand, have had the advantage of seeing and criticising the main lines of the composition.

At the same time I think it right to say that no one engaged on the work considers that it would be possible to construct Government House (including its decoration) at the low cost of 37½ lakhs as suggested in Your Excellency's letter. We do not wish to make a definite recommendation to Your Excellency in advance of the estimate referred to in paragraph 3 above, but everything shows that the figure cannot fail to exceed that given in Your Excellency's letter.

I am, yours sincerely,

(Sd.) M. HAILEY.

No. 350.

FROM THE HON'BLE SIR HARCOURT BUTLER, K. C. S. I., C. I. E., Member of the Viceroy's Council.

Simla, May 22nd, 1913.

MY DEAR LORD HARDINGE,

I return the enclosed. I think the Railway Board are unwise to specify a population of a million within a generation. Anything definite gives the enemy a handle and this is not necessary for the argument.

Otherwise I agree with the Board. I have not, however, seen the Minute of the proceedings of the Conference of the railway authorities.

There will be an outcry at the cost and the advantages of the northern site will be revived. But this must be faced and the paramount importance of a fine railway centre south of the city outweighs other considerations.

It would of course be a great advantage to carry the railways with us.

Ever yours,

(Sd.) HARCOURT BUTLER.

No. 351.

FROM THE HON'BLE SIR TREVREDYN WYNNE, K. C. S. I., K. C. I. E., M. I. C. E., President, Railway Board.

Simla, May 23rd, 1913.

DEAR DUBOULAY,

His Excellency spoke to me about Miss Wildman having been chloroformed and robbed in a train. I wrote to Miss Wildman and she came to see me. She said she was not absolutely certain that she had been chloroformed.

All I could do was to express great sympathy with her misfortunes, and said I would write to the Great Indian Peninsula about the matter.

His Excellency in the cold weather wrote and asked me to have the timings of the arrival and departure of trains at and from Delhi looked into. This has been done. All the railways have met and gone into the question, and a new time-table will be introduced in the cold weather with, I think, much improved times of arrival and departure.

With reference to the papers I placed before His Excellency for his perusal in connection with the general scheme for railways at Delhi, I am cutting down the figure the Secretary of State is to be asked to sanction now from 46 lakhs to 16 lakhs, *viz*, providing for the land only. I think he would be interested to know this.

Yours sincerely,

(Sd.) T. WYNNE.

No. 352.

To E. L. LUTYENS, Esq., A. R. A., 17, Queen Anne's Gate, Westminster, S. W.

Viceregal Lodge, Simla, May 23rd, 1913.

MY DEAR LUTYENS,

Many thanks for your letter of May 1st.

I have had Hailey up to Simla, and have been discussing with him the dates as to when complete instructions will be sent to you. I gather that all his colleagues are working hard, together with a large staff, at the elaboration of various estimates and plans, which I believe will probably be ready by the 15th June. They will then have to be submitted to me and will be sent to you as quickly as possible. I suppose Baker will be returning about July to England.

We have been having extraordinarily cold weather, but it looks now as though it is settled fine at last.

We are all very fit and well.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 353.

TO THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Viceregal Lodge, Simla, May 26th, 1913.

DEAR MR. HAILEY,

I am directed to thank you for the copy of the Proceedings of the Imperial Delhi Committee for the month of April 1913, and to ask you to kindly have another copy sent to the address of the Private Secretary, and to give instructions that two copies of the monthly proceedings may be furnished for His Excellency's use in the future.

Yours sincerely,
(Sd.) J. SCOTT.

No. 354.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, May 26th, 1913.

D.-O. No. 347.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the 9th meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY.

[ENCLOSURE TO THE ABOVE LETTER.]

Proceedings of the 9th Meeting of the Imperial Delhi Committee held on the 23rd May 1913.

PRESENT :

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner, Delhi, President.*

MR. H. F. KEELING, *Chief Engineer, Delhi.*

MR. H. G. STOKES C. I. E., I. C. S.

MR. G. WORSLEY, I. C. S., *Secretary.*

CAPTAIN ROBERTS, R. E., also attended the meeting.

1. The proceedings of the 8th meeting of the Committee held on the 3rd May 1913 were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. Read Progress Reports of field works of—

- (a) Superintendent of Works,
- (b) Sanitary Engineer and
- (c) Executive Engineers Nos. 4 and 5 Project Divisions from the 7th of May up to date, together with notes by the Chief Engineer.

Ordered—that the Reports should be printed in the proceedings of the Committee.

Ordered—further that the Punjab Government should be addressed with a view to the transfer of the Okhla Navigation Cut at an early date, in order that the filling in of the Cut from the Western Jumna Canal basin to the junction with the Agra Canal may be commenced.

3. The Chief Engineer put forward the following estimates which were duly considered by the Committee :—

Nature of Estimate.	Amount.	Decision of Committee.
	Rs.	
1. Detailed estimate for preliminary surveys in connection with water-supply and sewage.	12,100	Sanctioned.
2. Detailed estimate for preliminary expenses in connection with materials and their transport.	5,610	Sanctioned.
3. Detailed estimate for repairs and improvements to buildings in Rakabgunj and Raisena villages to render them suitable as quarters for subordinates.	4,760	Sanctioned.
4. Detailed estimate of the cost of constructing cooly lines to accommodate about 15,000 coolies.	72,200	That the estimate be approved and the cooly lines constructed on the site of block 80, provided that the Municipal Committee (which should be addressed on the subject) have no objection to the lines being placed in this situation.
5. Detailed estimate for purchase of Tip Wagons for the two-foot gauge Tram lines.	24,000	Sanctioned.
6. Detailed estimate for the purchase of two Merry Weather Valiant Portable Steam Pumping plants.	10,091	Sanctioned.

4. The Committee considered a form of lease of small plots of land in the cooly camps for shops, &c. The form of lease was approved and it was resolved that it should be adopted.

5. Read telegram No. 783-D., dated 8th May 1913, from the Government of India, Public Works Department, Simla, asking that Mr. Ward be relieved in time to enable him to arrive in Simla by 27th instant. The Committee agreed to the retention of Mr. Ward's services up to 27th May 1913, and the continuation of his deputation allowance up to that date.

6. Read Government of India, Public Works Department, letter No. 554-E.-D., dated 24th April 1913, regarding the employment of Lieutenant Mount, R. E.

Resolved that the Committee desire to have the services of Lieutenant Mount at their disposal for six months after his return from leave in October and a reply should be sent to this effect.

7. Resolved that the Government of India be requested to move the Railway Board to make very early arrangements for the diversion of the Agra-Delhi Chord Railway line, in order that field work may be commenced in that area at an early date.

8. Read Government of India, Home Department, letter No. 729, dated 5th May 1913, intimating that the Governor-General in Council has appointed the Hon'ble Sir T. R. Wynne, K. C. S. I., K. C. I. E., and Major G. E. Griffiths, R. E., as Advisory Members of the Committee, representing the Railway and Army Departments respectively, and also intimating the appointment of Mr. H. G. Stokes, C. I. E., I. C. S., to be Financial Member of the Committee, and Mr. W. H. Nichollas to be Architect Member.

It was ordered that the letter should be printed in the monthly proceedings of the Committee.

9. Read Government of India, Department of Revenue and Agriculture, endorsement No. 651—208-2, dated 1st May 1913, forwarding a copy of letter No. 23—S.-Revenue, dated 17th May 1913, from the Revenue Secretary, Punjab, intimating the appointment of an Extra Assistant Commissioner as Assistant Colonisation Officer in the Rohtak and Karnal Districts in connection with the settlement of expropriated landowners of the Delhi District.

Ordered—that the letter should be printed in the monthly proceedings of the Committee.

10. The Committee considered and approved the recommendation put forward by the Chief Engineer for the grant of motor cycle allowances for the following officers :—

Mr. Glenn ;

Mr. Griessen ; and

Mr. Minshull, with effect from 9th April 1913 up to the 9th of May 1913, on which date he made over charge of his duties.

11. The Committee considered a reference from the Special Land Acquisition Officer recommending an increase in the remuneration granted to the Engineer employed on valuation of village sites and other buildings to be acquired.

Resolved that the Committee is unable to accept the proposals, but agrees to give a motor cycle allowance of Rs. 40 a month with retrospective effect from the date on which a motor cycle was utilised by him on this work.

12. Read Government of India, Department of Revenue and Agriculture, letter No. 719—239-2, dated 15th May 1913, sanctioning the extension of the appointment of the special pleader for land acquisition work at Delhi for a period of six months from 12th May 1913.

It was ordered that the letter should be printed in monthly proceedings of the Committee.

13. The Committee considered a letter from the Political Agent of the Phulkian States, enquiring whether there would be any objection to the Architects visiting Nabha next cold weather to advise the Maharaja in connection with improvements to be made in Nabha city. Resolved that the Foreign Department of the Government of India be addressed and informed that the Committee have no objection to the employment of the Architects at Nabha, provided that this involves no extra expense on the Committee.

Resolved also that the Public Works Department of the Government of India be addressed to the effect that the Committee propose, as a general rule, that it shall not be open to the Architects to undertake work outside Delhi without the consent of the Government of India in each case.

14. Read Government of India, Home Department, letter No. 928, dated 21st May 1913, regarding the financial powers of the Imperial Delhi Committee.

Ordered—that the letter be recorded in the monthly proceedings of the Committee.

No. 355.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 28th May 1913, 11-45 a. m. (Recd. 29th, 5 a. m.)

New Delhi. When Swinton Jacob visits Delhi, in the autumn in association with Baker and Lutyens, can he have use of a motor car for official purposes? Otherwise he will expect allowance to cover hire of car.

No. 356.

Viceroy to Secretary of State.

Telegram, 29th May 1913. (Despd. from P. W. Dept.)

Our despatch, dated 13th November last, 34-P. W., temporary Delhi. We think it is necessary to provide married quarters for large proportion of Government Press employés, numbering four hundred and forty. These men, when brought away from Calcutta last winter, were not allowed to bring families, but arrangement cannot be continued, especially as clerks of Comptroller-General, Calcutta, have been given married quarters. We had greatest difficulty in keeping together necessary Press staff last winter, and expect entire breakdown if families not provided for. Cost will probably be rupees four lakhs, but some small saving may be made by small reduction of staff. It has been ascertained that it is not practicable to hire house accommodation for them. We have not final figures for expenditure against estimate for temporary Delhi of Rs. 52,36,000, but anticipate that the whole of above expenditure will exceed estimate by about 6 per cent., and we request sanction to incur further expenditure up to amount estimated, namely, four lakhs rupees.

No. 357.

FROM THE HON'BLE MR. W. M. HAILEY, C. I. E., Chief Commissioner of Delhi.

Delhi, May 29th/30th, 1913.

D-o. No. 396.

MY DEAR DUBOULAY,

I send you herewith a copy of the proceedings of the 10th meeting of the Imperial Delhi Committee for favour of submission to His Excellency.

I am, yours sincerely,
(Sd.) W. M. HAILEY,

[ENCLOSURE TO THE FOREGOING LETTER.]

Proceedings of the 10th meeting of the Imperial Delhi Committee held on the 25th May 1913.

PRESENT:

THE HON'BLE MR. W. M. HAILEY, C. I. E., I. C. S., *Chief Commissioner, Delhi, President.*

MR. H. T. KEELING, *Chief Engineer, Delhi.*

MR. H. G. STOKES, C. I. E., I. C. S.

MR. G. WORSLEY, I. C. S., *Secretary.*

1. The proceedings of the 9th meeting of the Committee held on the 23rd May 1913 were read over and confirmed, and it was directed that the usual procedure should be taken for their distribution.

2. The Committee considered the question as to how far acquisition was necessary up and down stream on the eastern side of the Jumna. It was resolved that land should be acquired up to the limits already proposed and that the question of fixing a definite boundary instead of the deep stream line boundary should be discussed with the Land Acquisition Officer.

3. On a preliminary discussion as to the allotment of the different areas, shown in the Town Planners' lay-out, the Committee considered that blocks 76, part of 150, 151, 152, 154 and 156 should be devoted to city extensions, and that blocks 134, 135, 158, 142 to 148 should be allotted for Indian Chiefs, blocks 159 and 160 for Raises, and blocks Nos. 149, 157, 161, 162 and 165 to institutions to be located in a belt of park area.

4. The Committee considered a note by the Chief Engineer regarding the position of local administrative offices in the new city. It was resolved that one or two of the blocks round the "place" by the proposed railway station should be devoted to the courts and local administrative offices, details of which would now be prepared.

5. Read a note by the Land Acquisition Officer regarding the cost of acquiring Mohammadpur village, (see para. 7 of the proceedings of the 8th meeting of the Committee held on the 3rd May 1913). It was resolved that the only portion of block D that need be acquired was that part of Mohammadpur village which was marked X in the plan forwarded by the Land Acquisition Officer. The Committee considered that the control of the remaining area of block D should be effected by legislative action and not by acquisition.

6. Read a note by the Land Acquisition Officer regarding the acquisition of a part of block E. It was decided that, for the present, the Land Acquisition Officer should be asked to acquire the land north of the unmetalled road shown in the map running through the villages of Mubarikpur Kotla and Raipur Khurd.

7. The Committee considered a letter, No. 256-1913, dated 9th May 1913, from the Secretary of the Punjab Chamber of Commerce on the subject of providing building sites for merchants in the new Capital and extensions of the old city.

It was resolved that the Chamber be informed that the Committee hope to be able to publish by the end of June a map, showing the detailed proposals regarding city extensions and the new streets that it is intended to construct within the city when full discussion on their part will be invited.

8. Read a note by the Chief Engineer regarding accommodation likely to be required in the new city for the offices under the Controller of Printing, Stationery and Stamps.

Resolved that the Commerce and Industry Department of the Government of India be addressed and requested to supply a detailed list of offices and residential accommodation required in connection with

- (a) Stamps and Stationery Office,
- (b) Government Press,

9. With reference to paragraph 8 of the proceedings of the 2nd meeting of the Committee held on 3rd April 1913, it was noted that the question of the accommodation required by each of the Departments of the Government of India in the Imperial Secretariat was not yet ripe for consideration owing to the non-receipt of replies from the Foreign and Finance Departments.

Resolved to address these Departments by telegram and request early information on the subject.

10. With reference to paragraph 9 of the proceedings of the 9th meeting of the Committee held on the 23rd May 1913, it was decided that as soon as the Assistant Colonisation Officer arrives, he should be asked to prepare a scheme showing what expenses will be incurred in paying the fares of expropriated land-owners to see land in the Karnal and Rohtak Districts before taking it up and in conveying them there when they go to take actual possession.

Resolved further that the head-quarters of the Assistant Colonisation Officer should be at Karnal

11. The Committee considered a note by the Finance Member suggesting that there should be a single joint Public Works Department establishment for the Delhi Province and the new project which should be shown on one proposition statement.

Resolved that the proposals be accepted and the Proposition Statement be forwarded to the Government of India and be recorded in the monthly proceedings of the Committee.

No. 358.

[FROM E. L. LUTYENS, Esq., A. B. A.]

17, *Queen Anne's Gate, Westminster, S. W.*,

May 30th, 1913.

MY DEAR LORD HARDINGE,

Many thanks for Your Excellency's letter, April 30th.

I have received further instructions with regard to the requirements for Government House from Mr. Parsons, acting for Colonel Maxwell, in reference to the number of guest rooms and for 12 instead of 7 A.-D.-C.'s.

Before embarking on drawings I await our agreement from Mr. Hailey. I could not afford to embark on these important drawings until our positions with the Government are assured. Yet I do not want to be behind time, or disappoint you in any way.

I see Sir Swinton Jacob from time to time, but have not tackled the arch question, that is the whole geometrical basis of the designs, &c. I show him my sketches and he brings photographs of buildings at Lucknow and elsewhere of the "white city" type covered with chuggas and chattris. It is no use, for instance, putting a chugga above a clock face, as the awning and velarium, which is the best half of the old intention, would render the clock face useless.

I think we should avoid those anachronisms; but when I get the plans laid down, I will go into the question with him. I wish Your Excellency was here to help!!

I met Mr. Tagore, the poet, talked Indian Architecture and the Architecture for India! with him. I hope to see him again. Montagu suggested that seeing him on the artistic (forgive the horrid word) plane might do good.

I suppose the commercial element in Calcutta is frankly British and material, and the two words focus in his mind into one. As a Hindu he would naturally prefer the Greek and early Roman influence made Indian and save for India to the Mogul and Persian, which he certainly did, but I do not know how sincere he would be in his expression of opinion, especially when they tally so closely with my own. Of course the political view did not come in, as I imagined he might be a latent seditionist; and I did not want to put him and me in a difficulty until I know him well enough to show anger.

I do hope Your Excellency has forgotten all your wounds and bruises.

Yours very sincerely,

(Sd.) EDWIN L. LUTYENS.

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